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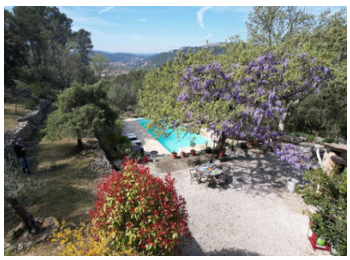
Ref: A36591JD83 Price: 847 000 EUR

agency fees to be paid by the seller

Escape to nature authentic Provencal property with stunning views







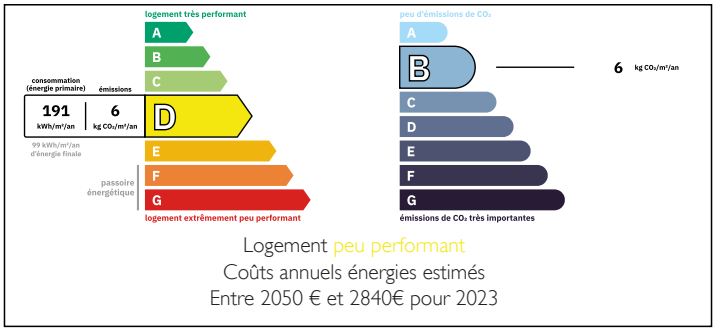








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2050 € et 2840€ pour 2023

INFORMATION

Town:	Cabasse
Department:	Var
Bed:	4
Bath:	3
Floor:	170 m2
Plot Size:	15000 m2

IN BRIEF

Authentic Provençal Villa with Breathtaking Views – 20 Minutes from Cotignac

A Peaceful Hideaway in the Heart of Green Provence

Nestled in an idyllic setting just 20 minutes from the renowned village of Cotignac, this beautiful Provençal villa offers exceptional charm, space, and privacy. Set on 15,000 m² (3.7 acres) of landscaped grounds with mature Mediterranean trees and a vegetable garden, the property is perfectly positioned for those seeking a relaxed lifestyle in southern France.

Key Property Features

Living Space: Generous and light-filled with a vaulted living/dining area and wood-burning fireplace

Mezzanine Office: Ideal for remote work, overlooking the main living space

Open-Plan Kitchen: Fully fitted and flows seamlessly onto the south-facing veranda with built-in BBQ

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

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agency fees to be paid by the seller







NOTES

DESCRIPTION

Located in the heart of Green Provence, just a short drive (20 minutes) from the sought-after village of Cotignac, this beautiful character villa offers the perfect blend of tranquillity, privacy, and convenience. It's just a stone's throw from a charming local village with shops, restaurants, and daily essentials.

Set within a mature, landscaped park of 1.5 hectares (approx. 3.7 acres) planted with Mediterranean trees and featuring a delightful vegetable garden, this home is positioned high on a hill with panoramic views across the rolling Provençal countryside.

The property offers complete peace and seclusion, with no overlooking neighbours — an ideal setting for a relaxing second home or peaceful full-time living.

Key Features:

Heated infinity pool (10 x 5 m) with expansive stone terraces
Spacious living area with fireplace and vaulted ceilings
Mezzanine office space overlooking the lounge
Fully fitted open-plan kitchen flowing into a bright, south-facing conservatory with built-in BBQ
Master suite with en-suite bathroom, WC, and private south-facing terrace
Two further bedrooms with garden access, one with additional mezzanine
Family bathroom with WC
Independent guest suite on the garden level with private bathroom — perfect for visitors or seasonal rental

Additional Amenities:
Garage + covered parking for 2 cars
Garden storage shed
Boules/pétanque court
Private water source (well)
Solar panels for energy efficiency