

Beautiful 3 bedroom property in Cotignac, Provence with gardens, swimming pool, garage, fabulous views



INFORMATION

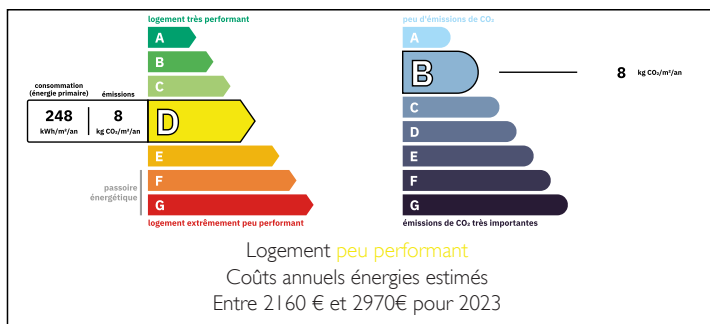
Town:	Cotignac
Department:	Var
Bed:	3
Bath:	2
Floor:	114 m2
Plot Size:	2245 m2



IN BRIEF

Lovely house in the village of Cotignac with 2,245m² of gardens, swimming pool and large garage. The village is on your doorstep! The property is beautifully presented and has a total of 3 bedrooms, spacious living room / dining room, kitchen, 2 bathrooms and W.C. further kitchen and living room. In a private location with fabulous views overlooking the village and the Provencal landscape.

ENERGY - DPE



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.



DESCRIPTION

Close to all amenities AND WALKING DISTANCE TO THE HEART OF COTIGNAC, lovely Provençal bastide set in the heart of beautiful gardens of more than 2 000 sqm, planted with many Provençal trees and olive trees.

The property comprises of Entrance, spacious living / dining room with

chimney, large shaded terrace with pergola, open fully equipped kitchen, storage room, shaded terrace adjoining the pool with large terraces. Master bedroom with cupboards, private shower room and another bedroom, toilet.

Further living room with open furnished kitchen, double bedroom, shower room, toilet. Providing opportunity for guest house. Big garage, cellar, storage room. In lovely condition, South exposure, this house with quality materials is light and pleasant. With privacy, in a dominant position, it offers a unique and exceptional panoramic view of the village and the surrounding countryside.

Cotignac is Internationally popular and is classed as one of the most beautiful villages in France and has a wide selection of amenities including weekly market, shops, restaurants, school, boulangeries, art galleries, pharmacy, cinema, doctor etc. TGV, Aix-en-Provence, Marseille and Nice Airports approx. 1 hour 10 minutes

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES