LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A40346GWI83 Price: 717 500 EUR

agency fees to be paid by the seller

Gorgeous house in Cotignac, walk to village, quiet, swimming pool and land of 4240m fabulous views, garage.















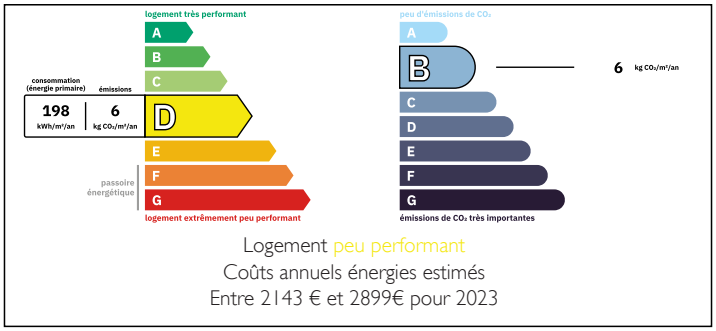
INFORMATION

Town:	Cotignac
Department:	Var
Bed:	4
Bath:	2
Floor:	142 m2
Plot Size:	4240 m2

IN BRIEF

Fabulous villa in Cotignac, Provence. This gorgeous provençal property is in a quiet location and not overlooked, near the village and all amenities, this house has 4,240 m² of land, planted with 80 olive trees and various Mediterranean plants. Enjoying complete privacy and tranquility, it offers exceptional panoramic views of the surrounding countryside. The garden features a lovely swimming pool.There is a large garage of 27m² and covered parking. On the ground floor: entrance hall, guest toilet, a large living/dining room of 45m² with a fireplace. This bright room opens onto a shaded south-facing terrace overlooking the pool and the fabulous views. A spacious, fully equipped kitchen with a dining area, a pantry/utility room, a master suite with bathroom and toilet, three additional bedrooms, a dressing room, a shower room and a separate toilet. The attic (37.8 m²)...

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2143 € et 2899€ pour 2023

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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NOTES

DESCRIPTION

Fabulous villa in Cotignac, Provence. This gorgeous provençal property is in a quiet location and not overlooked, near the village and all amenities, this house has 4,240 m² of land, planted with 80 olive trees and various Mediterranean plants. Enjoying complete privacy and tranquility, it offers exceptional panoramic views of the surrounding countryside. The garden features a lovely swimming pool.There is a large garage of 27m² and covered parking. On the ground floor: entrance hall, guest toilet, a large living/dining room of 45m² with a fireplace. This bright room opens onto a shaded south-facing terrace overlooking the pool and the fabulous views. A spacious, fully equipped kitchen with a dining area, a pantry/utility room, a master suite with bathroom and toilet, three additional bedrooms, a dressing room, a shower room and a separate toilet. The attic (37.8 m²) could be converted into additional living space. Large garage and carport. Situated in a sought-after area withing walking distance of the village. 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

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

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