

Lovely house with swimming pool and 1.3 hectares of land. 10 minutes from Cotignac in Provence



## INFORMATION

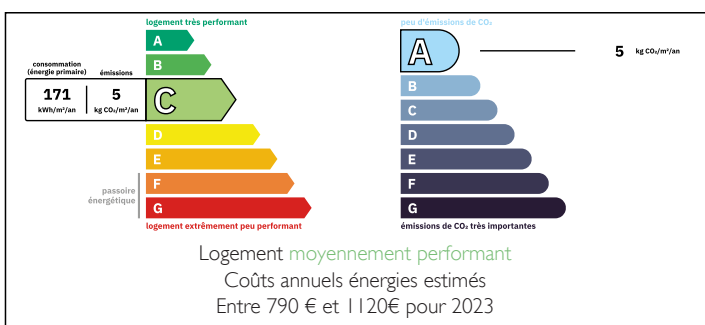
|             |                     |
|-------------|---------------------|
| Town:       | Montfort-sur-Argens |
| Department: | Var                 |
| Bed:        | 2                   |
| Bath:       | 1                   |
| Floor:      | 86 m2               |
| Plot Size:  | 132000 m2           |



## IN BRIEF

10 MINUTES FROM COTIGNAC : in the heart of Provence, in a lovely countryside setting, close to a charming provençal village and amenities, this lovely house sits on a superb flat plot of approximately 13,200 m<sup>2</sup> 1.3 HECTARES planted with many Mediterranean species (pines, oaks, olive trees, fig trees, etc.). In a quiet area, not overlooked, the land can accommodate horses, donkeys, etc. A lovely salt-water swimming pool adorns the garden which is a true haven of peace. The house has spacious living/dining room with wood-burning stove, shaded terrace facing south-east and west, fully equipped open kitchen, pantry, 2 bedrooms with storage, shower room and toilet. Stone garden shed, borehole, septic tank up to standard. Benefiting from an ideal southern exposure, it is bright and pleasant to live in. This modern, energy-efficient house, in excellent general condition, is...

## 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

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

## NOTES