LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43650GWI83 Price: 636 000 EUR

agency fees to be paid by the seller

Charming 4 bedroom Provencal house in Cotignac also with separate apartment, gardens, views and swimming pool















INFORMATION

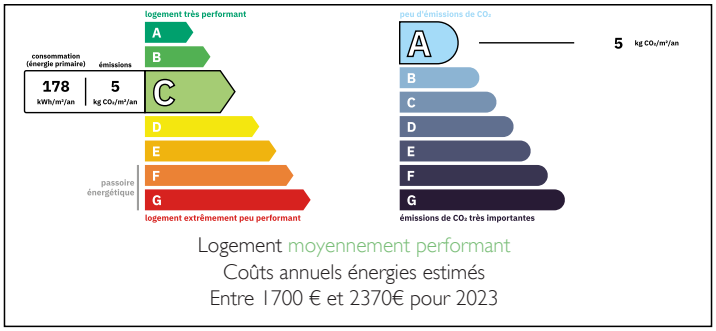
Town:	Cotignac
Department:	Var
Bed:	5
Bath:	4
Floor:	160 m2
Plot Size:	2000 m2

IN BRIEF

Lovely house in COTIGNAC, between the Gorges du Verdon and the French Riviera, A charming Provençal house on the edge of a the unique village of Cotignac, officially recognized as one of the Most Beautiful Villages of France since 2022. A 5 minute drive to the village and all amenities, the house is situated on a flat and fenced 2 000 sqm of garden grounds, planted with Mediterranean trees. Privacy and quiet, it offers a nice open view on the surrounding countryside. Lovely pool with large terraces.

The house comprises of, entrance, large and light living / dining room with a chimney, spacious furnished kitchen with a dining space, south facing terrace, a main bedroom with cupboards, private bathroom with toilet, another bedroom, shower room, toilet. Double garage has been converted into a bedroom, an office or small...

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1700 € et 2370€ 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.

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NOTES

DESCRIPTION

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The house comprises of, entrance, large and light living / dining room with a chimney, spacious furnished kitchen with a dining space, south facing terrace, a main bedroom with cupboards, private bathroom with toilet, another bedroom, shower room, toilet. Double garage has been converted into a bedroom, an office or small bedroom, shower room with toilet, laundry room and storage space. The independent apartment provides accommodation for family and friends with iving room, kitchenette, bedroom, shower room with toilet.

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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