LEGGETT IMMOBILIER INTERNATIONAL

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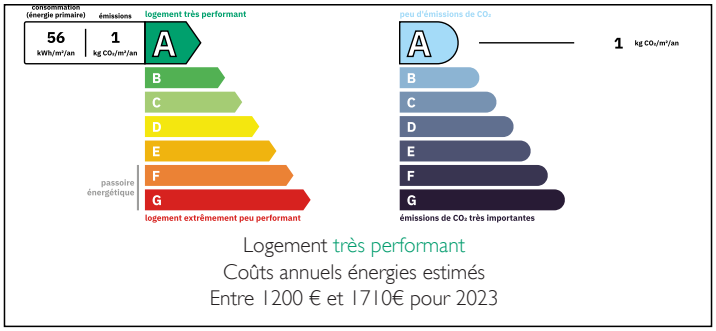
Ref: A48014GWI83 Price: 795 000 EUR

agency fees to be paid by the seller

Fabulous 4 bedroom property in Entrecasteaux near Cotignac in Provence. Swimming pool, garage, gardens, views

ENERGY - DPE



Logement très performant
Coûts annuels énergies estimés
Entre 1200 € et 1710€ pour 2023

INFORMATION

Town:	Entrecasteaux
Department:	Var
Bed:	4
Bath:	3
Floor:	185 m2
Plot Size:	2500 m2

IN BRIEF

Beautiful Provençal villa near the village of Entrecasteaux only 10 minutes from Cotignac, offering peace and privacy and not overlooked. The property has exceptional views over the surrounding countryside with beautifully landscaped grounds of 2,100m², a lovely swimming pool and an outdoor summer kitchen

The property is in excellent overall condition, is particularly energy-efficient and offers generous, beautifully proportioned living spaces.

On the ground floor : entrance, spacious and welcoming living room with a wood-burning stove, large fully equipped kitchen with dining area, large veranda opening onto sun terrace, utility / laundry room, toilet, main bedroom with dressing room, private shower room and toilet. There is also a 33.8 m² adjoining room, currently used as an artist's workshop.

Upstairs : 1 bedroom with dressing room and shower room, 2 further bedrooms and bathroom.

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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LOCAL TAXES

Taxe foncière:	**2800 EUR**

NOTES

DESCRIPTION

10 MINUTES FROM COTIGNAC, classed as one of the most beautiful villages in France between the Gorges du Verdon and the Côte d'Azur,

This beautiful Provençal villa enjoys a privileged setting, offering absolute peace and privacy with no overlooking neighbours. Set in an elevated position on a magnificent 2 100 m² plot, the property benefits from an ideal south-facing orientation and boasts exceptional panoramic views over the surrounding countryside. The beautifully landscaped grounds, planted with a variety of Mediterranean species, create a peaceful private haven, enhanced by a lovely swimming pool and an outdoor summer kitchen — perfect for enjoying the Provençal lifestyle.

A light filled home with generous living spaces.

The property is in excellent overall condition, is particularly energy-efficient and offers generous, beautifully proportioned living spaces.

On the ground floor : entrance, spacious and welcoming living room with a wood-burning insert fireplace, large fully equipped kitchen with dining area, light and spacious veranda opening onto a sun terrace, utility / laundry room, toilet,

Beautiful main bedroom with dressing room, private shower room and toilet.

A major additional asset is the 33.8 m² adjoining room, currently used as an artist's workshop. This versatile space offers numerous possibilities: it could be converted into additional living accommodation, a home office, games room, artist's studio or professional premises for a liberal profession.

Upstairs : landing, 1 bedroom with dressing room and private shower room, 2 further bedrooms and bathroom. The property also benefits from a cellar, storage room and garage....

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.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr