LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48032GWI83 Price: 583 000 EUR

agency fees to be paid by the seller

Lovely 4 bedroom villa in Provence near Cotignac. With gardens, large garage and swimming pool















INFORMATION

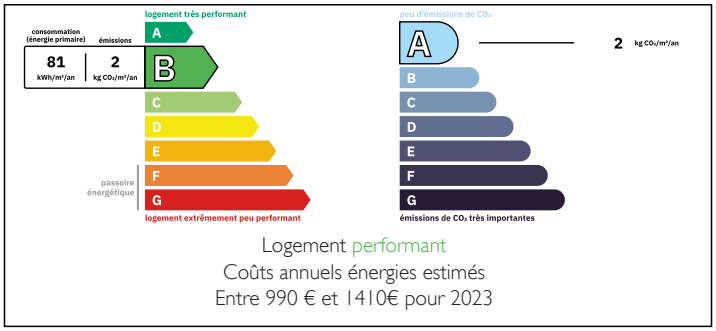
Town:	Montfort-sur-Argens
Department:	Var
Bed:	4
Bath:	2
Floor:	155 m2
Plot Size:	1200 m2

IN BRIEF

10 minutes from Cotignac, charming, recently built Provençal bastide, nestled in an unspoilt natural setting, just a short distance from a picturesque character village and all amenities. Set on a lovely enclosed and landscaped gardens of 1,200 m² with swimming pool and a large double garage, the property enjoys a peaceful setting, not overlooked, and open views over the surrounding countryside.

Energy-efficient, filled with natural light and impeccably maintained, the house offers generous living spaces and a warm, welcoming atmosphere. On the ground floor, a spacious living area comprises a lounge and dining room with wood burning stove, and opening onto a large terrace. A fully equipped kitchen, utility room/laundry room, an office or bedroom, and a separate W.C. Upstairs, a landing leads to master suite with private shower room, three further bedrooms, a second shower room and a W.C.

ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 990 € et 1410€ 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

10 minutes from Cotignac, in the heart of the highly sought after Provence Verte, discover this charming, recently built Provençal bastide, nestled in an unspoilt natural setting, just a short distance from a picturesque character village and all amenities. Set on a lovely enclosed and landscaped plot of 1,200 m², planted with a variety of Mediterranean species, the property enjoys a particularly peaceful setting, with no overlooking neighbours, a desirable south facing orientation and open views over the surrounding countryside.

Energy-efficient, filled with natural light and impeccably maintained, the house offers generous living spaces and a warm, welcoming atmosphere. On the ground floor, a spacious and inviting living area comprises a lounge and dining room, enhanced by a wood burning stove, and opening onto a large south east facing terrace. The modern, fully equipped kitchen is both practical and convivial. A utility room/laundry room, an office which could also be used as a bedroom, and a separate WC complete this level. Upstairs, a landing leads to a master suite with its own private shower room, three further bedrooms, a second shower room and a separate toilet. A double garage further enhances the property. You will be charmed by the quality of its surroundings, the absolute peace and quiet, the abundant natural light, the generous proportions and the delightful open views over the countryside. An ideal home from which to fully embrace the Provençal way of life, whether as a main residence or a holiday

home. A charming property in a privileged setting

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