LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48148GWI83 Price: 837 400 EUR

agency fees to be paid by the seller

Gorgeous house in Cotignac, Provence with 4 bedrooms, studio, garage, swimming pool, gardens and lovely views















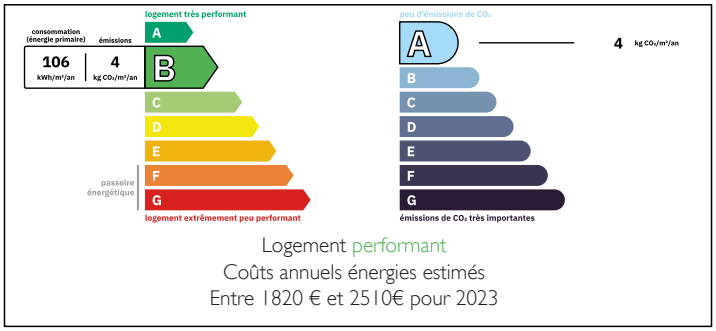
INFORMATION

Town:	Cotignac
Department:	Var
Bed:	4
Bath:	3
Floor:	180 m2
Plot Size:	4000 m2

IN BRIEF

COTIGNAC: Located just minutes from the village. Gardens of approximately 4,000 m², peaceful, private setting with views of the surrounding countryside. The house has spacious interiors. Ground floor: entrance hall, spacious and comfortable living/dining room, fully equipped kitchen, two bedrooms, shower room, and toilet. Upstairs, a second independent living/dining room with fireplace, fully equipped open-plan kitchen, two bedrooms, shower room, and toilet—plus a large south-facing terrace overlooking the garden and swimming pool. An independent studio featuring a living area, kitchenette, shower room, and toilet. Outdoor spaces with a lovely swimming pool and a summer kitchen. The grounds also with sheds for garden equipment and attached double garage. The house stands out for its low energy consumption. An exceptional living environment—combining peace, nature, sunshine, proximity to the village, and Provençal authenticity.

ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 1820 € et 2510€ 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

COTIGNAC: In the heart of Provence, just outside Cotignac, discover a charming property offering peace, space, privacy, and a wide range of potential uses. Situated between the Verdon Gorge and the French Riviera, Cotignac captivates visitors with its authenticity and unique charact, the village was awarded the prestigious "Most Beautiful Villages of France" label in 2022. Located just minutes from the village center and all amenities, this delightful Provençal home enjoys a prime position in a sought-after residential area. Set on a magnificent plot of approximately 4,000 m² richly planted with Mediterranean flora the property benefits from a remarkably peaceful, private setting with lovely, unobstructed views of the surrounding countryside. A home designed for enjoying the Provençal lifestyle. Ideally oriented, the house is bright, comfortable, and in excellent condition. Its spacious interiors and harmonious layout make it equally suitable as a primary residence or a holiday home. Ground floor: entrance hall, spacious and comfortable living/dining room opening onto a large conservatory, fully equipped kitchen, two bedrooms, shower room, and toilet. Upstairs, a second independent living unit offers great flexibility: living/dining room with fireplace, fully equipped open-plan kitchen, two bedrooms, shower room, and toilet—plus a large south-facing terrace overlooking the garden and swimming pool. An independent studio completes the property, featuring a living area, kitchenette, shower room, and toilet. Outdoor spaces designed for relaxation: the garden is one of this property's true highlights. In a private, secluded setting, you can enjoy a lovely swimming pool—ideal for long summer days—as well as a summer kitchen with a barbecue, perfect for meals with family or friends. The grounds also feature ample storage space and outbuildings for garden equipment and tools. An attached double garage completes the amenities. This property offers a wealth of possibilities. Its layout allows for great flexibility: it could serve as a primary residence, a family home, or a holiday...