LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48333GWI83 Price: 740 000 EUR

agency fees to be paid by the seller

Beautiful villa in Cotignac, Provence, private gardens, swimming pool, 4 bedrooms including separate studio

INFORMATION

Town:	Cotignac
Department:	Var
Bed:	4
Bath:	2
Floor:	135 m2
Plot Size:	1984 m2

IN BRIEF

Lovely property in Cotignac, Provence with fully enclosed mature gardens and fabulous swimming pool. Just a 5 minute drive to the centre of the village.

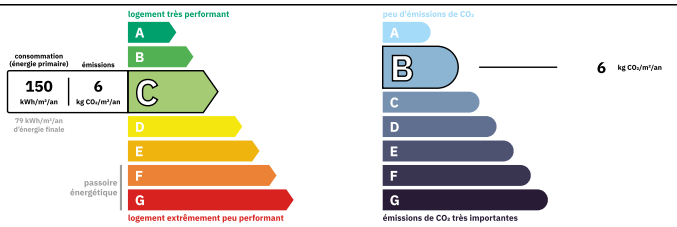
The house comprises on the main floor, open plan kitchen / dining and living room, opening on to sun filled dining terrace with views over the swimming pool. 3 double bedrooms, separate W.C. and bathroom. On the garden level there is a separate studio with large living/bedroom, separate W.C. and shower room.

The lovely mature gardens surround the property providing space and privacy, covered parking and a gorgeous swimming pool.

The house benefits from mains drains and mains water.

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,

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1810 € et 2490€ 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.

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

NOTES

DESCRIPTION

Beautiful villa in Cotignac, Provence with fully enclosed mature gardens and fabulous swimming pool. Just a 5 minute drive to the centre of the village.

The house comprises on the main floor, open plan kitchen / dining and living room, opening on to sun filled dining terrace with views over the swimming pool. 3 double bedrooms, separate W.C. and bathroom. On the garden level there is a separate studio with large living/bedroom, separate W.C. and shower room.

There are also internal stairs for access providing great flexiblity as a separate studio or integral to the house.

The lovely mature gardens surround the property providing space and privacy, covered parking and a gorgeous swimming pool.

The house benefits from mains drains and mains water.

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