LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A48603GWI83 Price: 646 600 EUR

agency fees to be paid by the seller

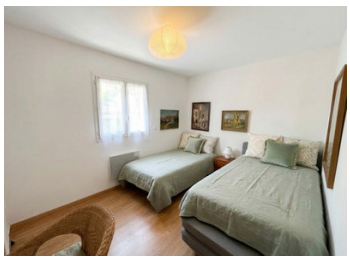
Lovely 4 bedroom house in Cotignac with swimming pool, garden, fabulous views and 5 minute walk to village















INFORMATION

Town:	Cotignac
Department:	Var
Bed:	4
Bath:	2
Floor:	135 m2
Plot Size:	1015 m2

IN BRIEF

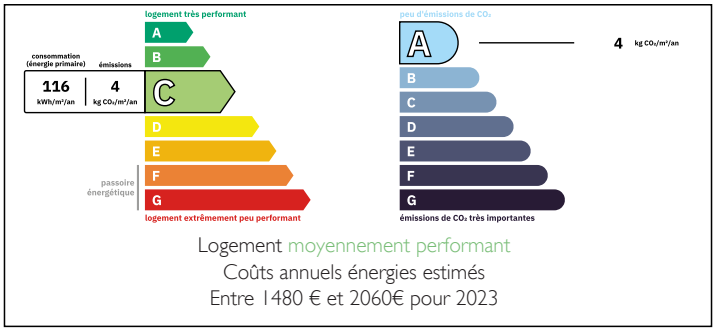
Lovely 4 bedroom house in Cotignac with fabulous views, approx. a 5 minute walk to the village of Cotignac with cafes, restaurants and shops.

In a quiet location the house is in lovely condition and has a swimming pool, garden and amazing views over the village and countryside.

Inside the house has a light filled open plan living / dining room / kitchen of 50m² with wood stove,. French doors lead on to the dining terraces , barbecue area and swimming pool.

There are 4 bedrooms, one with en-suite bathroom, separate W.C. and another bathroom.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1480 € et 2060€ 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

In the heart of authentic Provence, near the village of Cotignac—recognized since 2022 as one of the "Most Beautiful Villages of France." And where George Clooney is rumoured to be opening an Italian restaurant very soon!

Just a short walk from the village and all its amenities, this delightful single-story Provençal home captivates with its privileged setting, absolute tranquility, and an extraordinary panoramic view of the village and the surrounding countryside. Nestled on a 1,020 m² landscaped plot—adorned with Mediterranean flora and completely private, the property occupies an elevated position that ensures a remarkably peaceful atmosphere. The garden features an inviting swimming pool surrounded by spacious paved terraces, perfect for making the most of Provence's beautiful, sun-drenched days. Upon entering, the home reveals a vast, light-filled living area of 50m², comprising a warm and welcoming living-dining room with a wood-burning stove, a fully equipped open-plan kitchen, and a pantry. Extending from the living area, a pleasant, shaded, south-east-facing terrace is the ideal spot for enjoying sunny breakfasts and long summer days. The sleeping quarters include a master bedroom with an en-suite shower room and toilet, along with three additional bedrooms, a bathroom, and a separate toilet. There is also a garden shed. and private parking. Located in a sought-after residential area, this bright and comfortable home represents an excellent opportunity—whether as a primary residence, a holiday home, or a sound property investment with the potential for seasonal rental income. It is a wonderful invitation to...