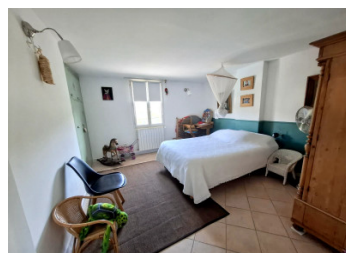


Gorgeous 4 bedroom house a 5 minute walk to centre of Cotignac with great views, garden, garage and pool



## INFORMATION

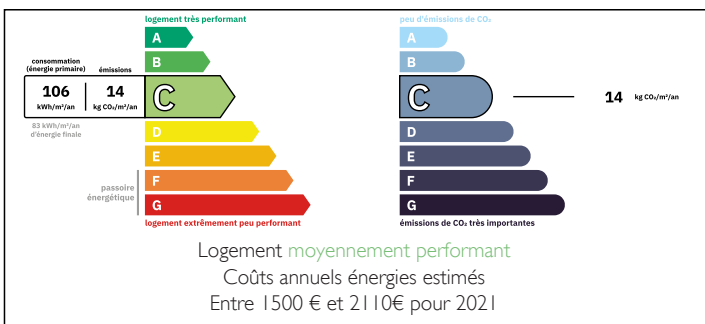
|             |          |
|-------------|----------|
| Town:       | Cotignac |
| Department: | Var      |
| Bed:        | 4        |
| Bath:       | 4        |
| Floor:      | 165 m2   |
| Plot Size:  | 1534 m2  |



## IN BRIEF

Lovely 4 bedroom detached house in the famous village of Cotignac, Provence. 5 minute walk to the centre of Cotignac which is classed as one of the most beautiful villages in France. The property has fabulous views, garden, garage and swimming pool. There is a spacious living / dining room open to kitchen, second living room, 4 bedrooms all en-suite and a separate W.C. The property also benefits from central heating, air con, double glazing, wi-fi, mains drains and city water.

## ENERGY - DPE



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.



## DESCRIPTION

This lovely detached property is in an ideal location 5 minutes walk to the centre of Cotignac. It has beautiful and far reaching views of the village and surrounding landscape. Outside the gardens surround the property and there is a swimming pool with contra flow and jacuzzi, parking for cars, large garage and terraces for outdoor dining.

The house comprises of on the ground floor, large open plan living of approx. 40m<sup>2</sup> with wood burning stove / dining room and fully equipped kitchen with utility room, separate spacious sitting room with wood pellet stove and double bedroom which has en-suite bathroom and there is a separate W.C. On the first floor there are a further 3 double bedrooms all with en-suite shower rooms. There is also a separate access to upstairs bedrooms.

The location has fabulous views and is a few minutes walk to the gorgeous village of Cotignac which is vibrant and internationally popular. Cotignac has a weekly market, lots of restaurants, bars, galleries, shops, pharmacy, doctor, boulangeries, primary school etc. The airport of Marseille is 1hr 15 and Nice Airport is 1h25. The beautiful city of Aix-en-Provence, the TGV and the cote d'azur is approx. 1 hour.

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES