

Gorgeous property in Cotignac with 5 bedrooms, swimming pool, garden grounds of 6270m . Quiet and lovely views



INFORMATION

Town:	Cotignac
Department:	Var
Bed:	5
Bath:	2
Floor:	195 m2
Plot Size:	6270 m2



IN BRIEF

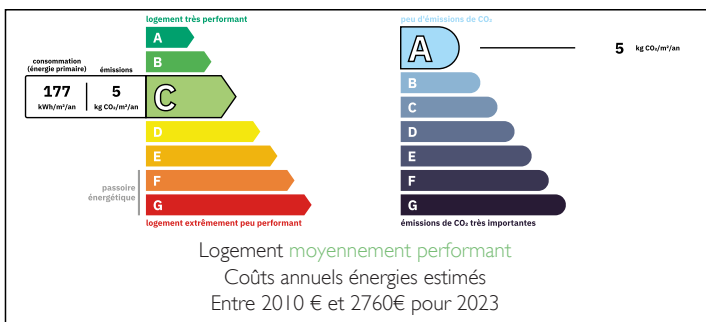
Beautiful property in the countryside of Cotignac. This beautiful bastide has quality finishes throughout and is situated in a wonderful location just a few minutes drive to the village. It has huge open plan living of approx. 88m² on the ground floor as well as master bedroom, bathroom and W.C.

On the first floor there are a further 4 bedrooms W.C. and further bathroom..

Outside there are wonderful gardens surrounding the property of 6270m²

A swimming pool and summer kitchen, and a boules court.

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

Provençal country house near Cotignac. Pretty Provençal country house located in the heart of superb flat land of 6,200 m² planted with many Mediterranean species. Not overlooked and quiet, it offers an exceptional view of the surrounding countryside. There is a large swimming pool (12 x 6 m), pool house and pétanque court. On the ground floor: comfortable living / dining room with fireplace, spacious open kitchen fully equipped with pantry area, large shaded terrace to the West and large terrace to the South with pergola, wc, 1 master bedroom with storage and private shower room, wc. Upstairs: hallway, 4 bedrooms including 3 with storage and also a bathroom, wc. Located in a sought-after area of Cotignac, close to all amenities, benefiting from an ideal exposure, the house is bright and pleasant to live in. In good condition, the dimensions are generous and the volumes harmonious. Ideal as a main or secondary residence, for this charming house. Excellent seasonal rental report

The property benefits from quality fixture and fittings and materials throughout, beautiful travertine flooring etc.

Situated a few minutes drive to the gorgeous and vibrant village of Cotignac which has a wide selection of amenities including weekly market, shops, restaurants, school, boulangeries, art galleries, pharmacy, doctor etc. TGV, Aix-en-Provence, Marseille and Nice Airports approx. 1 hour 10 minutes

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