

Gorgeous stone built property in Cotignac, Provence with 4 bedrooms, swimming pool and 5000m of gardens



INFORMATION

Town:	Cotignac
Department:	Var
Bed:	4
Bath:	2
Floor:	150 m2
Plot Size:	5179 m2

IN BRIEF

Pretty Provencal house a few minutes from the fabulous village of Cotignac, classed as one of the most Beautiful Villages in France since 2022. Close to all amenities, the house is located in the heart superb gardens and land of more than 5,100m² planted with numerous olive trees and mediterranean species. The property is not overlooked and located in a quiet area, it offers a clear view of the entire surrounding countryside.

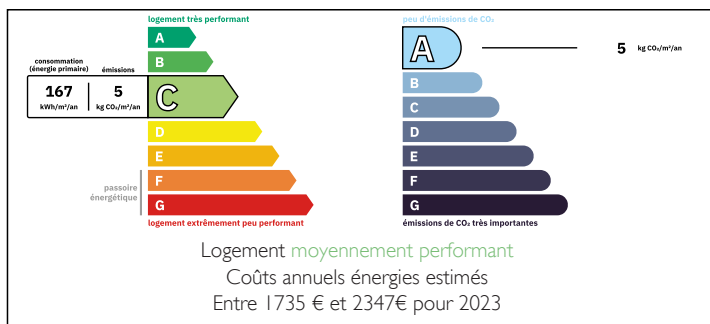
There is a heated swimming pool, pool house and garage.

The house has entrance with hallway, toilet, fabulous living / dining room with a fireplace, large shaded terrace to the South, spacious modern and open kitchen fully equipped with a central island, adjoining pantry / laundry room, there are also 3 bedrooms all opening onto the terrace. Bathroom and W.C.

On the first floor there is afurther...

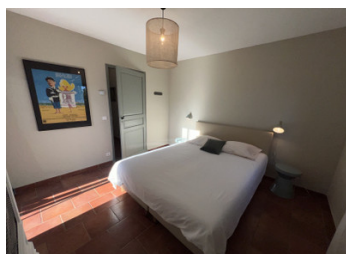


ENERGY - DPE



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 gorgeous property was constructed in 2004 and is partly built in stone so provides the tradition of an old property with the modern benefits!

There is more than 5000m² of land including many olive trees and the location is quiet but just a few minutes drive to the vibrant village of Cotignac in Provence, now classed as one of the most beautiful villages in France.

Outside there is also a pool house, heated swimming pool and garage.

The property comprises on the ground floor, entrance with W.C. and storage, A fabulous open plan living with fireplace / dining / kitchen of more than 60m². 3 double bedrooms and bathroom. On the first floor there is the master suite with double bedroom, dressing room and shower room.

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