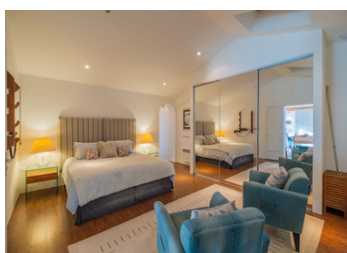


Fabulous property in Entrecasteaux near Cotignac. Swimming pool, gardens of 5,100m , 4 bedrooms, lovely views.

## EXCLUSIVE



## INFORMATION

Town:	Entrecasteaux
Department:	Var
Bed:	4
Bath:	3
Floor:	234 m2
Plot Size:	5100 m2

## IN BRIEF

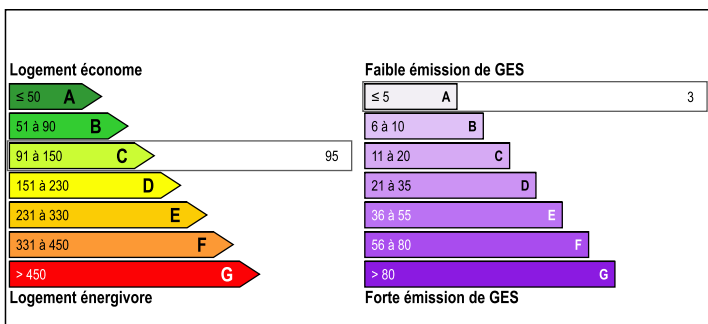
This fabulous property of 234m<sup>2</sup> is beautifully presented throughout. 10 minutes drive to Cotignac and within walking distance of the lovely village of Entrecasteaux with its chateau, boulangerie, shop, gallery, market and restaurants. The property is available fully furnished. It is located in a quiet area with lovely views. The airports of Marseille and Nice are 1hr 20 and the Cote d'Azur 1hr.

With large living spaces and 4 bedrooms, including separate apartment, it provides flexible accommodation for a family and guests.

The property benefits from a quiet location, parking, large swimming pool, lovely views and 5,100m<sup>2</sup> of grounds.

The property is available fully furnished.

## 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

The property comprises of entrance hall with shower room and W.C. which leads to large dining kitchen which is fully equipped and there is also a fireplace, then through to main living room with fireplace. On the ground floor there are also 3 double bedrooms, games room, dressing room and a further bathroom with bath and shower.

On the first floor with separate access is an independant apartment with sitting room, corner kitchen, double bedroom and shower room.

Outside electric entrance gates lead to parking area for several cars. There is a lovely inner courtyard, dining terraces, large swimming pool and 5,100 of land surrounding the property with lovely views

The property is located near the beautiful village of Entrecasteaux and 10 minutes from Cotignac.. The airports of Marseille and Nice are 1hr 20 and the Cote d'Azur 1hr.

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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