

Village house 10 minutes from Cotignac in Provence. Living room, kitchen, bedroom, garage and outside terrace



## INFORMATION

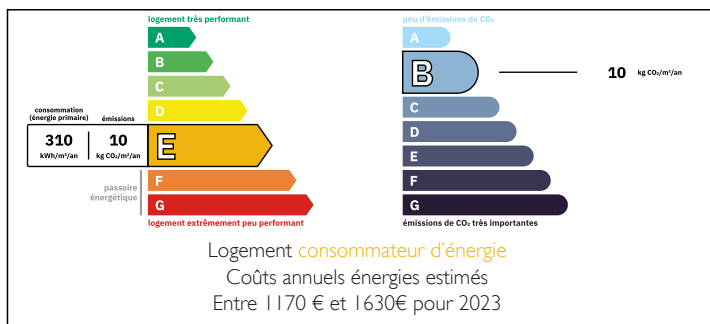
Town:	Montfort-sur-Argens
Department:	Var
Bed:	1
Bath:	1
Floor:	55 m <sup>2</sup>
Plot Size:	15 m <sup>2</sup>



## IN BRIEF

VILLAGE HOUSE - 10 MINUTES FROM COTIGNAC - in the heart of Provence, close to the amenities of a lovely village of character, charming village house with terrace and garage. Ideally facing south, bright and pleasant to live in. Basement has a beautiful vaulted stone cellar (41 m<sup>2</sup>). Ground floor: large garage (54 m<sup>2</sup>) opening onto a small semi-covered courtyard. Entrance. 1st floor (55 m<sup>2</sup>): living room / dining room (possibility of wood stove or fireplace), open kitchen opening onto a pleasant terrace, comfortable bedroom, shower room with toilet. 2nd floor: a large attic (54 m<sup>2</sup>), high ceiling offering many possibilities for development. Quiet, recently renovated (roof completely redone, PVC double-glazed joinery, electricity ...), with pretty terracotta tiles on the floor, it has retained its old-fashioned character. It will delight you as a main or secondary residence.

## 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 village house has a fireplace, double glazing, Internet fast fibre

Surfaces of the house are

Floor: Basement vaulted cave of 41 m<sup>2</sup>

Ground floor Garage, 54 m<sup>2</sup> Courtyard, 10 m<sup>2</sup>

1st floor Living room, 26 m<sup>2</sup> Kitchen, 9.5 m<sup>2</sup>

Terrace, 15 m<sup>2</sup> Bedroom, 14.8 m<sup>2</sup>

Shower room / toilet, 3 m<sup>2</sup>

2nd Floor Attic, 54 m<sup>2</sup>

2 minutes walk to shops, 5 minutes to Primary school, Hospital / clinic, 15 minutes. Doctor, 10 minutes Supermarket, 5 minutes.

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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