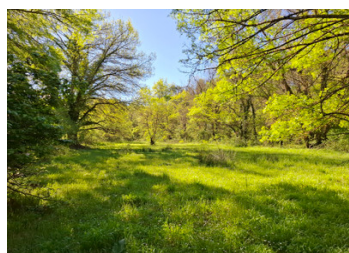


Lovely country cottage near Entrecasteaux in Provence with 1.4 hectares of land. Quiet and peaceful location

## EXCLUSIVE



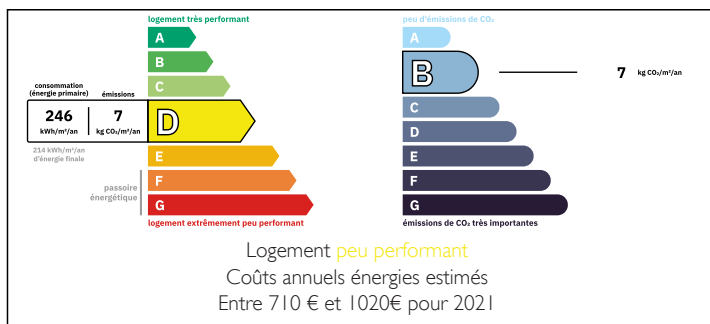
## INFORMATION

Town:	Entrecasteaux
Department:	Var
Bed:	2
Bath:	1
Floor:	75 m2
Plot Size:	14633 m2

## IN BRIEF

Beautiful country cottage with dining kitchen, living room, 2 double bedrooms and bathroom. Large covered terrace overlooking 1.4 hectares of grassland, With lovely views, in a quiet and tranquil location. Approx. 5 minute drive to the beautiful village of Entrecasteaux, 15 minutes from Cotignac. A beautiful countryside location in the heart of Provence.

## 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 house comprises of on the ground floor, spacious living room with wood burning stove, fully fitted dining kitchen leading out to lovely covered dining terrace overlooking the land. Upstairs there are 2 double bedrooms and a shower room. The house benefits from double glazing and a borehole for water. The fabulous land of approx. 1.4 hectares is flat and ideal for horses or other animals or for growing fruit and veg. There is a beautiful river bordering the land.

The property is located near the beautiful village of Entrecasteaux which has a beautiful chateau, little shops, bars and restaurants, a weekly market and a primary school and is approx. 10-15 minutes from Cognac and Saumur. 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