

Lovely 3 bedroom house in Cotignac, Provence, with garden, swimming pool and tennis court



INFORMATION

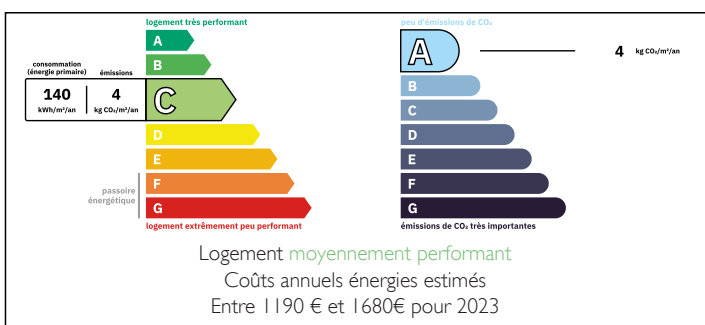
Town:	Cotignac
Department:	Var
Bed:	3
Bath:	2
Floor:	134 m2
Plot Size:	2590 m2

IN BRIEF

House for sale in the famous village of Cotignac in Provence. Close to the village and all amenities, lovely Provençal house set in the heart of superb gardens of more than 2 500 sqm fenced, planted with olives trees and Mediterranean trees. In dominant position it offers a unique panoramic view of the surrounding countryside. Privacy, quiet, perfect exposition to the South, the house is light and in good condition. It offers comfortable volumes with entrance, spacious living / dining room with chimney. This light room opens on to the south terrace, kitchen with dining space, 3 comfortable bedrooms, bathroom, shower room, toilet. Big garage, little cabanon in stones for garden tools, tennis court and swimming pool.

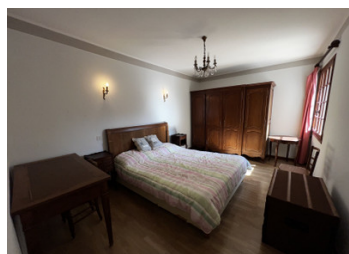


ENERGY - DPE



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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

This lovely house should be visited to be appreciated. The property benefits from lovely enclosed gardens of 2590m², swimming pool, tennis court, garage of approx. 33m², little stone garden shed and lovely views. The house has spacious entrance, large living room with enclosed fireplace and french doors on to terrace, fully equipped kitchen, 3 double bedrooms, bathroom, shower room and toilet.

The property has double glazing, underfloor heating and mains drains.

Cotignac is Internationally popular and is classed as one of the most beautiful villages in France and has a wide selection of amenities including weekly market, shops, restaurants, school, boulangeries, art galleries, pharmacy, cinema, 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>