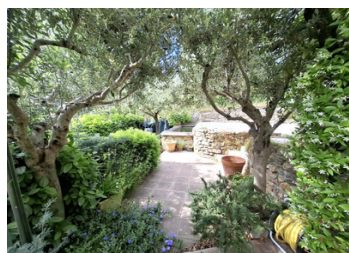


Gorgeous house with 3 bedrooms, garden and pool in the heart of the famous village of Cotignac, Provence



INFORMATION

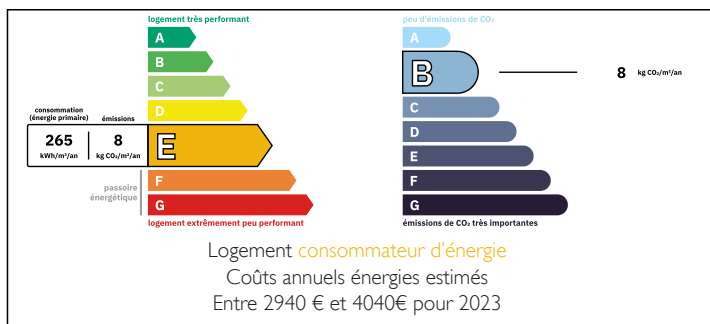
| | |
|-------------|----------|
| Town: | Cotignac |
| Department: | Var |
| Bed: | 3 |
| Bath: | 2 |
| Floor: | 158 m2 |
| Plot Size: | 336 m2 |



IN BRIEF

Lovely house in the heart of the famous village of Cotignac in Provence. The house has 158m² of living space on a plot of 336m². A few steps to all the amenities of the village, yet quiet and not overlooked. The house benefits from an enchanting walled garden with a variety of established plants, dining terrace and plunge pool. The house has large living spaces and 3 bedrooms. Leading from the garden to entrance, there is a main living room of approx. 60m² a separate kitchen area / dining / living room of approx. 30m², a large master bedroom of approx. 18m², bathroom and another bedroom. Downstairs, a double bedroom, another separate kitchen, bathroom and a sitting room, that can also be a garage! So much flexibility in this lovely property in the heart of Cotignac in...

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

In the heart of the beautiful village of Cotignac in Provence; Arrive at the gate of the property in to an enchanted walled garden with plunge pool and covered dinng terrace. The garden has been lovingly created with many different plants and provides a haven of tranquility. The entrance to the house leads to a vast living room of approx. 60m² through to kitchen / dining / sitting room of approx. 30m², large master bedroom of approx. 18m² with door to garden, bathroom and further bedroom. Downstairs can be accessed separately, externally or directly by stairs internally. It has a further double bedroom, bathroom, kitchen area and a sitting room that could also be utilised as a garage or workshop. The property provides an ideal spacious home with room for friends and family or has the potential to provide flexible accommodation to live and work in Cotignac. The house benefits from wood burning stoves in the main living room and further sitting room and also reversible air-conditioning and double glazing.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>