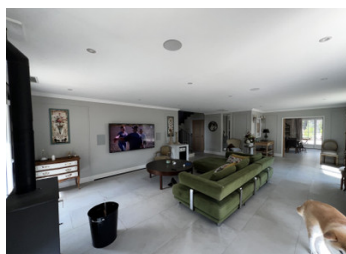


Fabulous 4 bedroom property in Cotignac in a quiet location. Lovely views and gardens, swimming pool, garage



INFORMATION

Town:	Cotignac
Department:	Var
Bed:	4
Bath:	2
Floor:	186 m2
Plot Size:	4800 m2

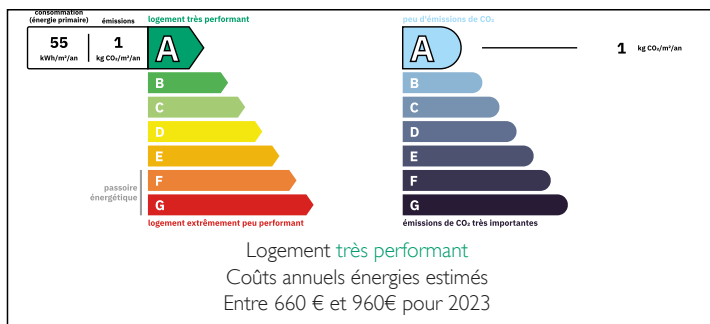


IN BRIEF

Beautiful property in Cotignac, not overlooked, in a quiet setting with lovely views. The gardens of 4,800m² also features a beautiful swimming pool with a pool house and a garage. On the ground floor: entrance hall, large living room with a wood-burning stove opening onto the garden and pool, spacious dining room, modern and fully equipped kitchen, pantry/laundry room, and toilet. A beautiful staircase leads to the upper floor: a hallway that can be used as an office, a comfortable master suite with a dressing room, private shower room, and WC, three other south-facing bedrooms, and a shower room with WC.

Attached garage, an old stone country house (65 m²) to renovate (planning permit granted). Located in a sought-after area just a few minutes from Cotignac and benefiting from ideal exposure, the house is bright and pleasant to...

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

HOUSE - In the famous village of Cotignac, between the Gorges du Verdon and the Côte d'Azur.

Superb Provençal country house at the gateway to a unique village, recognized as one of the Most Beautiful Villages of France since 2022. Close to the village and all amenities, the property is nestled in the heart of a flat plot of over 4,800 m², planted with numerous olive trees and Mediterranean plants. Not overlooked, in a quiet setting, it offers unobstructed views of the surrounding countryside. The garden also features a beautiful swimming pool with a pool house and a garage. On the ground floor: entrance hall, large living room with a wood-burning stove opening onto the garden and pool, spacious dining room, modern and functional fully equipped kitchen, pantry/laundry room, and toilet. A beautiful staircase leads to the upper floor: a hallway that can be used as an office, a comfortable master suite with a dressing room, private shower room, and WC, three other south-facing bedrooms, and a shower room with WC.

Attached garage, old stone country house (65 m²) to renovate (planning permit granted). Located in a sought-after residential area and benefiting from ideal exposure, the house is bright and pleasant to live in. In fabulous condition and 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...