

Lovely detached house in Cotignac with 3,600m of gardens., garage, quiet with wonderful panoramic views



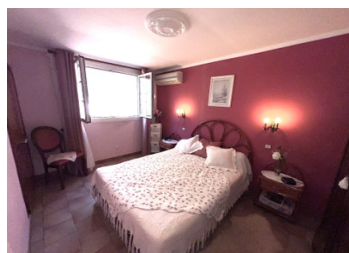
INFORMATION

Town:	Cotignac
Department:	Var
Bed:	2
Bath:	1
Floor:	88 m2
Plot Size:	3600 m2

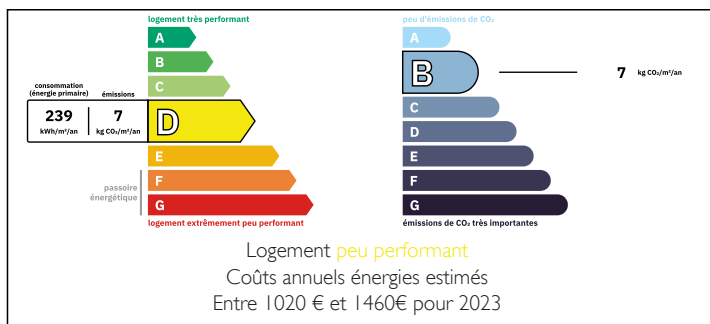
IN BRIEF

House in COTIGNAC, between the Gorges du Verdon and the Côte-d'Azur, pretty Provençal house in the countryside. Cotignac is classed as a most Beautiful Village of France since 2022. Close to the village and all amenities, the house is located in the heart of a fenced plot 3 600 sqm planted with many olive trees, fig trees and Mediterranean trees. Privacy, quiet, it offers an exceptional and unique panoramic view on the surrounding countryside. Possibility of an extension and to build a pool. The house comprises of entrance with cupboards, pleasant living / dining room with a wood pellet stove, veranda, spacious independent equipped kitchen with dining space, storage room / laundry room, 2 bedrooms with cupboards, shower room, toilet.

Large garage with a roof terrace, carport. Summer kitchen, barbecue and pizza oven, garden shed, tool shed,...



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 - COTIGNAC, between the Gorges du Verdon and the Côte-d'Azur.

Pretty Provençal house a few minutes drive to Cotignac classed as a Most Beautiful Village of France since 2022. The house is located in the heart of a fenced plot 3,600 sqm planted with many olive trees, fig trees and Mediterranean trees. Privacy, quiet, it

offers an exceptional and unique panoramic view on the surrounding countryside. Possibility of extension and to build a pool. The property which benefits from double glazing, air conditioning and wifi, comprises of entrance with cupboards, pleasant living / dining room with a wood stove and chimney, veranda, spacious independent furnished kitchen with dining space, storage room / laundry room, 2 bedrooms with cupboards, shower room, toilet.

Large garage with a roof terrace, carport. Summer kitchen, barbecue and pizza oven, garden shed, tool shed, wood shed. The house is in a Residential and privileged district, The house is light and pleasant to live in. In good condition, It will be a peaceful place for holidays or in permanent residence. 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>