

Gorgeous property in Cotignac, 4 bedrooms including studio. 5,600m of gardens, garage, swimming pool and view



## INFORMATION

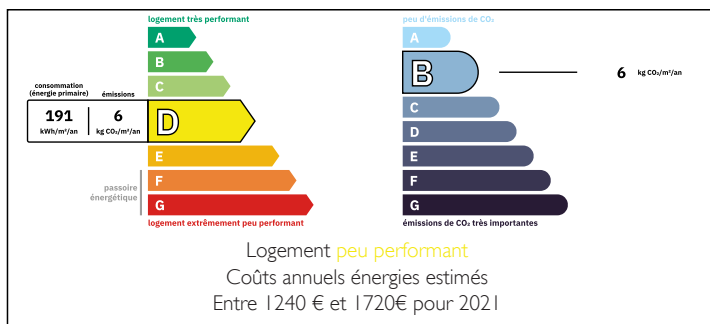
Town:	Cotignac
Department:	Var
Bed:	4
Bath:	3
Floor:	137 m2
Plot Size:	5600 m2



## IN BRIEF

HOUSE - COTIGNAC - Between the Gorges du Verdon and the Côte d'Azur, this charming Provençal house is located near the unique village of Cotignac, certified as one of the Most Beautiful Villages in France since 2022. Close to all amenities, this lovely house is set in the heart of over 5,600 m<sup>2</sup> of land planted with numerous Mediterranean species. Private and peaceful, it offers a unique and exceptional panoramic view of the surrounding countryside. The garden features a lovely swimming pool with wide paved decks. Large living of 42m<sup>2</sup>, open-plan equipped kitchen, large south-facing terrace, 1 bedroom, and shower room with toilet. A staircase with a lovely wrought-iron banister leads upstairs: hallway, 2 bedrooms, shower room with toilet, and 1 large storage room. A separate studio welcomes guests with a kitchenette, sleeping area, and shower room with...

## 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

This beautiful property is in an idyllic location, quiet, private and not overlooked with outstanding and far reaching views of the Provencal landscape.

The property comprises of on the ground floor, large living / dining room of 42m<sup>2</sup>, open plan kitchen, double bedroom, shower room and W.C.

On the first floor there are 2 double bedrooms and bathroom. There is a separate studio apartment with bedroom, corner kitchen and shower room.

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

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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