

Lovely 3 bedroom house in Cotignac with 5,900m² of land with olive trees, vines and swimming pool



INFORMATION

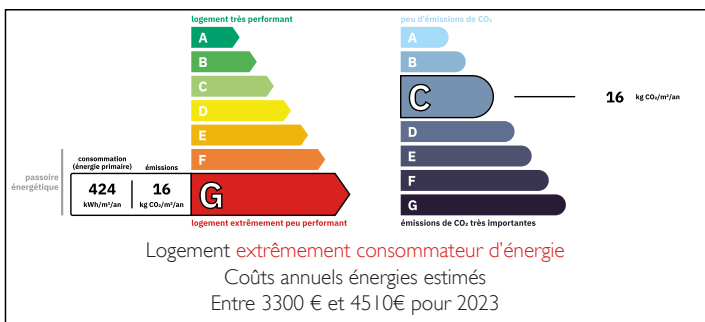
Town:	Cotignac
Department:	Var
Bed:	3
Bath:	2
Floor:	104 m ²
Plot Size:	5900 m ²

IN BRIEF

HOUSE - COTIGNAC, One of the Most Beautiful Villages of France. Close to the village and all amenities, this house sits on 5,900 m² of land planted with olive trees, vines, and numerous Mediterranean species. Completely private and peaceful, it offers unobstructed views of the surrounding countryside. The garden features a lovely swimming pool for relaxation. The ground floor comprises an entrance hall, a living/dining room with an insert fireplace, a pleasant veranda, a shaded south-facing terrace with a pergola, a kitchen, a shower room, and a WC. Upstairs, there are three bedrooms, two of which open onto a south-facing balcony terrace overlooking the garden, a bathroom, and a WC. An attached garage completes the property. Located in a sought-after residential area, with an ideal southern exposure, the house is bright and comfortable. A truly charming home, perfect...



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

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



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