LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45837GWI83 Price: 686 880 EUR

agency fees to be paid by the seller

Charming villa in Cotignac, Provence. With 4 bedrooms, swimming pool, gardens, quiet, lovely view and garage

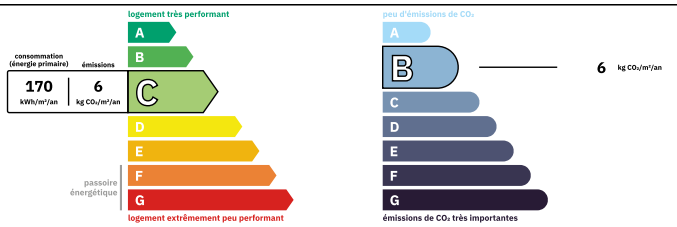
INFORMATION

Town:	Cotignac
Department:	Var
Bed:	4
Bath:	2
Floor:	145 m2
Plot Size:	1564 m2

IN BRIEF

Charming Provençal house on edge of Cotignac. Close to the village and all amenities, this pleasant house sits on a 1 564 sqm plot planted with Mediterranean trees. Privacy, and quiet, it offers a panoramic view on the surrounding countryside. For relaxation, the garden features a lovely 10 x 5 m pool with its terraces and a summer kitchen. Ground floor entrance hall, comfortable living / dining room with a chimney, spacious furnished kitchen, pleasant shaded terrace, one bedroom, shower room with toilet. Upstairs : office space, 1 bedroom, toilet. Garden level with (possibility of a separate apartment) : entrance hall, 1 spacious bedroom with dressing room, shower room with toilet, another bedroom with toilet. Garage, garden shed. Photovoltaic panels, the house is energy efficient (40% energy savings, resale of part of the electricity production). Air conditioning inverter, septic...

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1730 € et 2420€ pour 2023

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.

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NOTES

DESCRIPTION

Charming Provençal house on the edge of Cotignac. Close to the village and all amenities, this delightful home sits on a 1,564 sqm plot adorned with Mediterranean trees. Offering privacy and tranquility, it boasts panoramic views of the surrounding countryside. For relaxation, the garden features a lovely 10 x 5 m pool with terraces and a summer kitchen. The ground floor includes an entrance hall, a comfortable living/dining room with a fireplace, a spacious furnished kitchen, a pleasant shaded terrace, one bedroom, and a shower room with a toilet. Upstairs offers an office space, one bedroom, and a toilet. The garden level, with potential for a separate apartment, includes an entrance hall, a spacious bedroom with a dressing room, a shower room with a toilet, and another bedroom with a toilet.

Garage, garden shed. Photovoltaic panels, the house is energy efficient (40% energy savings, resale of part of the electricity production). Air conditioning inverter, septic tank conforms.

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