

Fabulous 4 bedroom house, 5 minute walk in to Cotignac. Quiet location, garden, swimming pool and great views



## INFORMATION

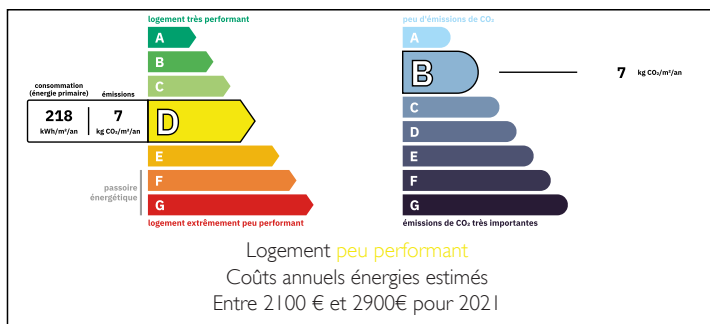
|             |          |
|-------------|----------|
| Town:       | Cotignac |
| Department: | Var      |
| Bed:        | 4        |
| Bath:       | 2        |
| Floor:      | 161 m2   |
| Plot Size:  | 1685 m2  |



## IN BRIEF

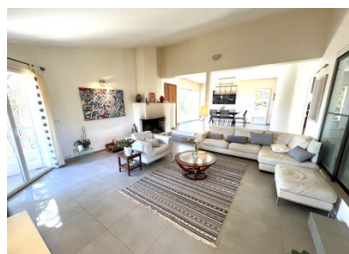
Immaculate 4 bedroom house in the famous village of Cotignac, Provence. 5 minute walk to the centre of Cotignac which is classed as one of the most beautiful villages in France. The property has fabulous views, garden and an 9.5 m x 4.5m swimming pool in an ideal and quiet location. There is a spacious living / dining room open to kitchen, 4 bedrooms, 2 bathrooms and separate W.C. it would also be simple to create a separate apartment within the property

## 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

This beautiful property is in an ideal and quiet location 5 minutes walk to the centre of Cotignac. It has beautiful and far reaching views of the village and surrounding landscape. Outside the gardens surround the property and there is a beautiful swimming pool, covered area for outdoor dining and barbecues and parking area.

The house comprises of at entrance level, large open plan living with fireplace / dining room and fully equipped kitchen, 1 bedroom which is en-suite, W.C dressing room, bedroom or office, a second room ideal for a bedroom or second sitting room. On the garden level there are a further double bedroom, shower room, utility room, storage room and sitting room or further bedroom. This level would be simple to convert to an independant apartment. The property is in immaculate condition and has mains drains, city water and underfloor heating.

The location is quiet with fabulous views and a few minutes walk to the gorgeous village of Cotignac which is vibrant and internationally popular. Cotignac has a weekly market, lots of restaurants, bars, galleries, shops, pharmacy, doctor, boulangeries, primary school etc. The airport of Marseille is 1hr 15 and Nice Airport is 1h25. The beautiful city of Aix-en-Provence, the TGV and the cote d'azur is approx. 1 hour.

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