

Gorgeous 3 bedroom house in Cotignac, fabulous views, garden, garage, pool, gite. 10 minutes walk to village



## INFORMATION

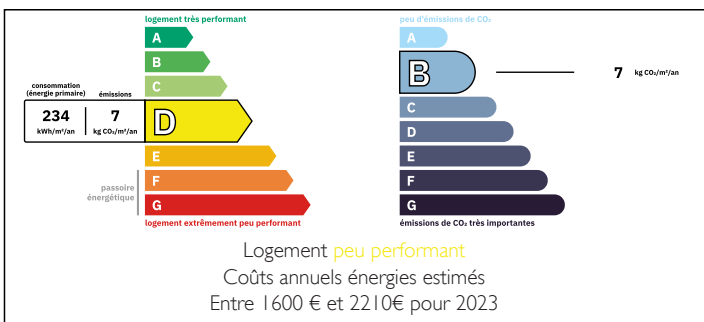
Town:	Cotignac
Department:	Var
Bed:	3
Bath:	1
Floor:	120 m <sup>2</sup>
Plot Size:	930 m <sup>2</sup>



## IN BRIEF

Pretty Provencal Bastide close to the village of Cotignac and about 10 minutes walk to all amenities, This adorable bastide is located on an enclosed plot of 930 m<sup>2</sup>, planted with Mediterranean species. Not overlooked, quiet, in a dominant position, it offers an exceptional and unique panoramic view of the entire surrounding countryside. The garden has an above-ground swimming pool (possibility of installing a beautiful swimming pool). Entrance with hallway, living / dining room with an insert fireplace. Pretty equipped Provencal kitchen, pleasant terrace with its trellis on the south side, wc. Upstairs: 3 bedrooms, dressing room, bathroom, wc. In the garden there is a small stone building converted with a bedroom, private shower room and toilet. Adjoining garage with storage and mezzanine. The workshop (16 m<sup>2</sup>) also adjoining can be converted into an additional bedroom, office,...

## 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

The property comprises of on the ground floor, entrance with hallway and W.C. spacious living room open to dining room and fully equipped kitchen, there is a fireplace and wood stove and underfloor heating. Upstairs there are 3 double bedrooms and family bathroom. There is an attached garage, workshop and a room ideal for bedroom or studio. In The garden there is a stone cabanon with bedroom and shower room ideal for guests. The garden is fully enclosed with beautiful stone pillars and entrance gates. there is an above ground pool and boules court. The views are fabulous and the location is idyllic only 10 minutes walk to the village, quiet and not overlooked. The gorgeous and vibrant village of Cotignac which has a wide selection of amenities including weekly market, shops, restaurants, school, boulangeries, art galleries, pharmacy, 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>

## NOTES