

Wonderful 5 bedroom property in Cotignac with swimming pool grounds of 5050m and lovely views



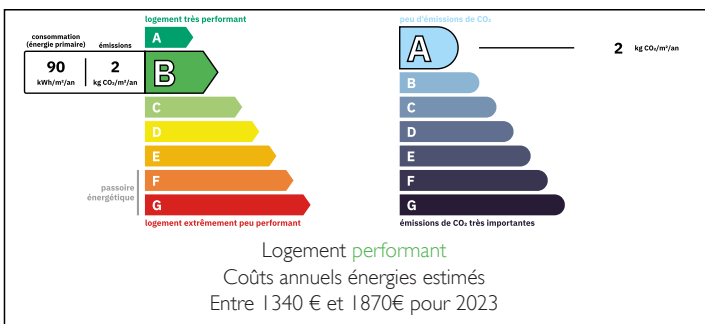
## INFORMATION

Town:	Cotignac
Department:	Var
Bed:	5
Bath:	2
Floor:	192 m2
Plot Size:	5050 m2

## IN BRIEF

Spacious 5 bedroom property 5 minutes to the village of Cotignac and all amenities, This lovely Provençal house is set in the heart on superb fenced plot of 5 050 sqm, planted with many olive trees and Mediterranean trees. The property offers a unique and exceptional panoramic view of the surrounding countryside in a quiet location. There is a heated pool (10 x 4 m), pool house with toilet, garage, garden shed, tool shed and jacuzzi. The property comprises of on the ground floor : entrance, toilet, comfortable living / dining room, spacious furnished kitchen, pleasant shaded terrace, 3 bedrooms with cupboards, dressing room, toilet, shower room and bathroom. Upstairs : 2 nice bedrooms. In perfect condition, low energy consumption, quality materials, generous dimensions and harmonious volumes. This quality house is full of charm. It will be a peaceful place for...

## 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.



## NOTES

## DESCRIPTION

This lovely property is located approx. 5 minutes from the fabulous village of Cotignac. The location is idyllic and not overlooked. It is situated in a quiet area and a short drive to 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

The property comprises on the ground floor

- | Entrance (7.7 m<sup>2</sup>)
- | Living-room (50 m<sup>2</sup>)
- | Dining room
- | Kitchen (12.3 m<sup>2</sup>)
- | Lavatory (1.4 m<sup>2</sup>)
- | Locker (3 m<sup>2</sup>)
- | Bedroom (11.6 m<sup>2</sup>)
- | Walk-in wardrobe (6.7 m<sup>2</sup>)
- | W.C. (1.4 m<sup>2</sup>)
- | Bedroom (13.3 m<sup>2</sup>)
- | Shower room (4.3 m<sup>2</sup>)
- | Bathroom (10.3 m<sup>2</sup>)
- | Bedroom (15.2 m<sup>2</sup>)
- On the first floor Corridor (5.6 m<sup>2</sup>)
- | Bedroom (23.6 m<sup>2</sup>)
- | Bedroom (14.1 m<sup>2</sup>)

Outside there is a heated pool 10m x 4m. Jacuzzi, garage, tool shed and garden shed. The property is surrounded by 5050m<sup>2</sup> of fenced gardens

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