

Fabulous property in Cotignac with 4 bedrooms, garage, gardens of 7,100m<sup>2</sup>, swimming pool, in a quiet location



## INFORMATION

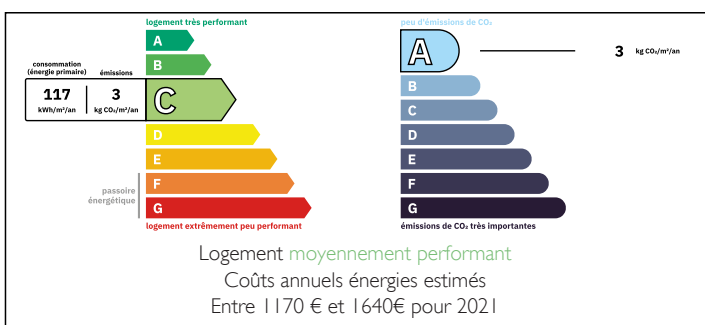
|             |                     |
|-------------|---------------------|
| Town:       | Cotignac            |
| Department: | Var                 |
| Bed:        | 4                   |
| Bath:       | 2                   |
| Floor:      | 195 m <sup>2</sup>  |
| Plot Size:  | 7100 m <sup>2</sup> |

## IN BRIEF

Beautiful house in Cotignac, a Provençal country house at the gateway to the fabulous village of Cotignac, classed as one of the most Beautiful Villages in France since 2022. Close to the village and all amenities, this superb house is set in the heart of landscaped and enclosed grounds of over 7,100 m<sup>2</sup>, planted with 120 olive trees and many other Mediterranean species. Private and peaceful, it offers a unique and exceptional panoramic view of the surrounding countryside. The garden features a lovely swimming pool (12 x 5 m) with wide paving and a pool house. There is a pétanque court for relaxing. On the ground floor: entrance hall with hallway, toilet, comfortable living/dining room with a fireplace insert, pleasant shaded terrace, spacious fully equipped open-plan kitchen, pantry, laundry room, 3 comfortable bedrooms with storage, pretty bathroom, toilet....



## 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

Beautiful house in Cotignac, a beautiful Provençal country house at the gateway to the fabulous village of Cotignac, classed as one of the Most Beautiful Villages in France since 2022. Close to the village and all amenities, this superb house is set in the heart of landscaped and enclosed grounds of over 7,100 m<sup>2</sup>, planted with 120 olive trees and many other Mediterranean species. Private and peaceful, it offers a unique and exceptional panoramic view of the surrounding countryside. The garden features a lovely swimming pool (12 x 5 m) with wide paving and a pool house. There is a pétanque court for relaxing. On the ground floor: entrance hall with hallway, toilet, comfortable living/dining room with a fireplace insert, pleasant shaded terrace, spacious fully equipped open-plan kitchen, pantry, laundry room, 3 comfortable bedrooms with storage, pretty bathroom, toilet. Upstairs: an office, 1 master bedroom with storage, shaded terrace, private shower room and toilet. Attached double garage, garden shed. Mains water, borehole, geothermal heating with heat pump, photovoltaic solar panels... Located in a sought-after area, benefiting from an ideal exposure, the house is bright and pleasant to live in. In excellent general condition, energy-efficient, the materials are of high quality, the dimensions are generous with spacious living areas.. Cotignac has a wide selection of amenities including weekly market, shops, restaurants, school, boulangeries, art galleries, pharmacy, cinema, 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...