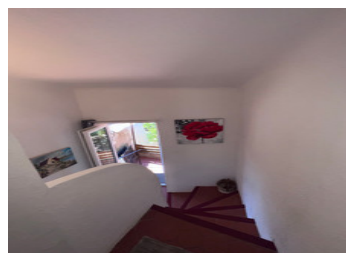
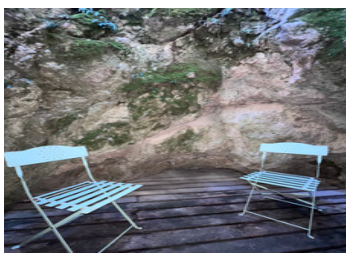


Lovely village house in the heart of Cotignac. 3 bedrooms, 2 outside terraces, living room, kitchen, workshop.



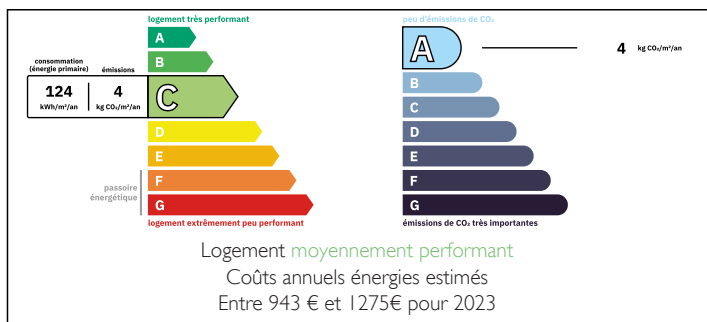
## INFORMATION

Town:	Cotignac
Department:	Var
Bed:	3
Bath:	1
Floor:	94 m <sup>2</sup>
Plot Size:	9 m <sup>2</sup>

## IN BRIEF

VILLAGE HOUSE - COTIGNAC: Located between the Verdon Gorge and the French Riviera, in the heart of a charming village with colorful facades, officially designated one of the Most Beautiful Villages of France since 2022. Close to all amenities, this adorable village house comprises: Ground floor: entrance hall, hallway, storage room, workshop. First floor: bedroom opening onto a small, shaded terrace, office, bathroom, toilet. Second floor: comfortable living/dining room, fully equipped open-plan kitchen. Upper landing: pleasant terrace with a pergola. Third floor: 2 bedrooms, toilet. In excellent condition, this house with high-quality materials is very comfortable to live in. With no overlooking views, it offers a truly exceptional view of the medieval rooftops of Cotignac and the towers. Reversible air conditioning, easy parking in the nearby free public car park. Excellent rental potential.

## 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

Cotignac is Internationally popular and is classed as one of the most beautiful villages in France and 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 property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES