

Beautiful property in Cotignac with 4 bedrooms, swimming pool, gardens and garage



## INFORMATION

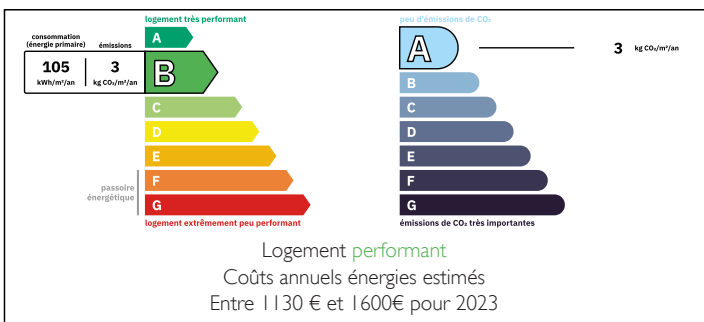
Town:	Cotignac
Department:	Var
Bed:	4
Bath:	2
Floor:	157 m2
Plot Size:	2365 m2

## IN BRIEF

Lovely house in Cotignac with 4 bedrooms, gardens, swimming pool, garage and covered parking. In the heart of superb gardens of 1,976 sqm planted with olives trees and Mediterranean plants. Quiet, peaceful and private with open views of the surrounding countryside.

On the ground floor, spacious living room, open plan kitchen and dining room. The master bedroom en-suite on ground floor and second bedroom, Upstairs a further 2 bedrooms, bathroom and office / library.

## 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

Villa in Cotignac located located between the Gorges du Verdon and the Côte-d'Azur.

Close to the village and all amenities, lovely Provençal house set in the heart of superb gardens of 1,976 sqm planted with olives trees and Mediterranean plants. Quiet, peaceful and private with open views of the surrounding countryside.

Outside nice pool with large terraces, garage and covered parking. The house inside comprises of, entrance, spacious living / dining room with a chimney. This light room opens onto a south-facing terrace. Open furnished kitchen, storage room, pergola with a summer kitchen, shaded for relaxation, a comfortable main bedroom with cupboards, sun terrace, shower room with toilet and another bedroom. Upstairs : a small lounge with a library, a spacious bedroom opening onto a sun terrace (like the library area), dressing room, an additional bedroom, bathroom with toilet.

In perfect condition, tastefully decorated, quality materials, generous dimensions and harmonious volumes. This charming house will be a peaceful place for holidays or for a permanent home.

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES