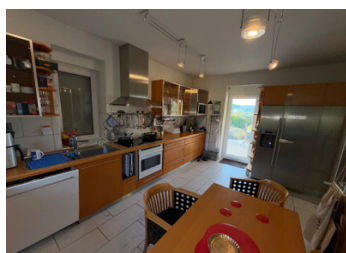


Lovely house in Cotignac with nice views, swimming pool, gardens and garage in quiet location



INFORMATION

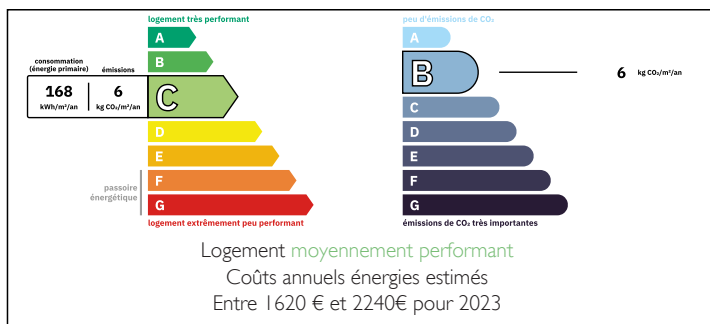
Town:	Cotignac
Department:	Var
Bed:	2
Bath:	2
Floor:	129 m2
Plot Size:	2700 m2



IN BRIEF

HOUSE - COTIGNAC, a charming Provençal bastide near a village of character, officially recognized as one of the Most Beautiful Villages of France since 2022. Close to all amenities, the house sits on a flat 2,700 m² plot planted with olive trees and numerous Mediterranean species. Completely private and peaceful, it offers exceptional and unique panoramic views of the surrounding countryside. The garden features a lovely swimming pool with wide paved terraces and a summer kitchen. On the ground floor: entrance hall, WC, pleasant living/dining room with fireplace. This bright room opens onto the garden and a spacious shaded terrace, and a fully equipped separate kitchen. Upstairs: two comfortable bedrooms, each with an en-suite shower room and WC. A spacious office space (with the possibility of easily creating a third bedroom). There is a large attached garage and...

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

HOUSE - COTIGNAC, between the Verdon Gorges and the French Riviera, a charming Provençal bastide near a village of character, officially recognized as one of the Most Beautiful Villages of France since 2022. Close to all amenities, the house sits on a flat 2,700 m² plot planted with olive trees and numerous Mediterranean species. Completely private and peaceful, it offers exceptional and unique panoramic views of the surrounding countryside. The garden features a lovely swimming pool with wide paved terraces and a summer kitchen, perfect for gatherings with family and friends. On the ground floor: entrance hall, WC, pleasant living/dining room with fireplace. This bright room opens onto the garden and a spacious shaded terrace, and a fully equipped separate kitchen. Upstairs: two comfortable bedrooms, each with an en-suite shower room and WC. A spacious hallway has been converted into an office space (with the possibility of easily creating a third bedroom). There is a large attached garage, a utility room, and a carport. Located in a sought-after residential area with ideal sun exposure, the house is bright and pleasant to live in. In excellent condition, the materials are of high quality, the dimensions are generous, and the layout is harmonious. This quality home will not leave you indifferent, whether as a primary or secondary residence.

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

NOTES