

# French Properties

ONLINE

€697 000

**3 bedroom house**  
**Surface : 69 m<sup>2</sup>**  
**Surface of the land: 2314 m<sup>2</sup>**  
**Year of construction: 1970**  
**Exposition: south**  
**View : panoramic**  
**Kitchen : open kitchen**  
**Hot water: electric**  
**Heating: Électrique Clim**  
**Inner condition: good**  
**External condition: good**

**Features:**

pool, calm, shops at walking distance, fireplace

3 bedroom  
3 terraces  
2 bathrooms  
2 WC  
3 parkings  
1 cellar

**Energy class (dpe): D**

**Emission of greenhouse gases (ges): B**

Document non contractuel  
22/01/2025 - Prix T.T.C



## House Cotignac

A panoramic view for this charming house located within walking distance of the beautiful village of Cotignac! Main house + studio. The house benefits, not only from a splendid view, but also from a very calm and enjoyable environment. The main house (1970s) is composed of an entrance into the dining room-living room/kitchen and an adjoining storeroom on the ground floor. Upstairs there are 2 adjoining bedrooms, each with access to a terrace, a shower room and separate toilet. In the studio, with independent access from the house, there is a large room of 27 m<sup>2</sup> which serves as a bedroom and living room + a shower room with toilet. The land offers several terraces and relaxation areas as well as a pretty swimming pool area. The swimming pool is 10 x 5 m (salt). Pool house, a shower and the technical room on the same level as the swimming pool. Do not hesitate to call Ida on 06 62 68 66 14 for more information and photos.

Fees and charges :

697 000 € agency fees 4,73% à the responsibility of the buyer included

