

# French Properties

ONLINE

€705 000

6 bedroom villa

Surface : 213 m<sup>2</sup>

Surface of the land: 6400 m<sup>2</sup>

Exposition: south

Heating: electric

Inner condition: excellent

Features:

pool, fireplace

6 bedroom

4 bathrooms

1 garage

Energy class (dpe): C

Emission of greenhouse gases (ges): A

Document non contractuel

23/02/2025 - Prix T.T.C



## Villa Cotignac

Not far from the village and all amenities, in the heart of Provence Verte, superb Provencal country house located on a nice plot of 6,400 m<sup>2</sup> planted. A pretty swimming pool (11 x 5 m) with its wide paved beaches and its pool house adorn the garden. Quiet environment and benefiting from an ideal southern exposure, it is bright and pleasant to live in. Beautiful entrance with hallway and office space, comfortable living room with a beautiful fireplace, winter garden, dining room with wood stove, large shaded terrace to the south with its arbor, storeroom, 1 master bedroom with private shower room and dressing room, wc. Upstairs: hallway, 1 spacious bedroom, opening onto a south-facing balcony terrace overlooking the garden, with storage and private bathroom. 2 other bedrooms, one also with a south-facing balcony, shower room, toilet. An independent studio with living space and kitchen area, shaded terrace, shower room with toilet. Upstairs: 1 large attic bedroom. Double garage with workshop area and storage mezzanine. This quality house in excellent general condition, with harmonious volumes and generous dimensions will delight you as a main or secondary residence.

Fees and charges :

