

# French Properties

ONLINE

€763 000

**5 bedroom villa**

**Surface : 161 m<sup>2</sup>**

**Surface of the living room: 27 m<sup>2</sup>**

**Surface of the land: 1600 m<sup>2</sup>**

**Exposition:** southeast

**Heating:** electric

**Features:**

pool, calm

5 bedroom

2 terraces

2 bathrooms

2 WC

2 parkings

**Energy class (dpe): D**

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

Document non contractuel

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



Villa Cotignac

Close to all amenities, the house is located in the heart of a plot of more than 1,600 m<sup>2</sup>, enclosed. Exposed to the South, the house is bright and pleasant to live in. In good general condition, it offers comfortable volumes. The swimming pool (9.5 x 4.5 m) with its large paved beaches embellishes the garden which is a true haven of peace. On the ground floor: entrance, large living/dining room with fireplace, pleasant shaded terrace overlooking the swimming pool, fully equipped open kitchen, 2 comfortable bedrooms, 1 child's bedroom (or office), bathroom, toilet. On the garden level (possibility of creating an independent apartment): 2 large bedrooms, one with dressing room, shower room with toilet, storeroom, workshop. In a dominant position, it offers a unique and exceptional panoramic view over the entire surrounding countryside. With a privileged countryside setting of high quality, this pretty house will undoubtedly delight you as a main or secondary residence. Excellent rental income possible.

Fees and charges :

763 000 € fees included

