

# French Properties

ONLINE

€570 000

**3 bedroom house**  
**Surface : 158 m<sup>2</sup>**  
**Surface of the land: 336 m<sup>2</sup>**  
**Year of construction: 1989**  
**Exposition: Sud ouest est**  
**View : urban**  
**Kitchen: : open kitchen**  
**Hot water: electric**  
**Heating: air conditioning**  
**Inner condition: good**  
**External condition: good**

**Features:**

pool, calm, air conditioning, shops at walking distance, double glazing, fireplace

3 bedroom  
3 terraces  
2 bathrooms  
2 WC

**Energy class (dpe): E**  
**Emission of greenhouse gases (ges): B**

Document non contractuel  
23/02/2025 - Prix T.T.C



## House 820 Cotignac

Large, beautiful house in walking distance to all the shops in charming Cotignac! The house, built in 1989, extended in 1998, and renovated in recent years, is located in a residential area above the Cours Gambetta, with its restaurants and cafés, and all the lovely shops in Cotignac. The house is in good condition, comfortable and light. It is approached through a door in a wall against the road, across a beautiful and very private garden, to the main entrance and main floor. (The apartment below can also be entered through an entrance on the lower floor.) The main entrance area opens to the right onto a huge central living area or studio, with a high apex ceiling, large beams, and a built-in fireplace. Its size reflects the original construction of the house as a successful artist's studio and residence. The main entrance also offers a door to a bathroom with bathtub, shower, sink and toilet. To the left, a partly glazed door leads to a Provencal style kitchen and dining area. This opens onto a large and comfortable living room with a wood burning stove. A door leads to a spacious double bedroom with bespoke built-in wardrobes and garden access. All rooms are tiled, and the current owners furnish them with carpets and rugs. On the other side of the central living area or studio, a

