

# French Properties

ONLINE

€860 000

**5 bedroom villa**

**Surface : 179 m<sup>2</sup>**

**Surface of the living room: 50 m<sup>2</sup>**

**Surface of the land: 2966 m<sup>2</sup>**

**Year of construction: 1983**

**Exposition: south**

**View : panoramic**

**Kitchen: fitted kitchen**

**Hot water: electric**

**Heating: air conditioning**

**Inner condition: excellent**

**External condition: exceptional**

**Features:**

pool, calm, electric gate, air conditioning, shops at walking distance, double glazing, Poêle, Aucun vis à vis

5 bedroom

3 terraces

4 bathrooms

3 WC

4 parkings

**Energy class (dpe): C**

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

Document non contractuel

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



## Villa 832 Cotignac

Pretty single-storey house, bright and with lots of charm. Magnificent view of the surroundings of Cotignac! Located on the heights of Cotignac, the property benefits from an exceptional location in a quiet area with a panoramic view. Set on a beautiful plot of 2966 m<sup>2</sup>, it offers several relaxation areas. Whether on the large terrace facing the view, or on the terrace around the heated swimming pool, you will enjoy this haven of peace. The olive trees bring a pleasant Provencal atmosphere. The main house (157 m<sup>2</sup>) offers beautiful volumes under ceilings. It is composed of a spacious entrance with storage and a laundry room hidden from the views, a semi-open kitchen with large windows overlooking the outside area, a large living space of 50 m<sup>2</sup> with a dining room and a living room with a pellet stove. This part is oriented towards a large terrace and the view. Several bay windows let in the light making this room very bright. Thermal blinds provide protection from the heat in summer. The night area consists of a master suite with dressing room and a private bathroom, 3 other bedrooms, a shower room and a bathroom with toilet. There is also a separate toilet. On the ground is a large workshop and a room with a sink and toilet which leaves the possibility of transforming this part and changing

