

# French Properties

## ONLINE

€1 207 500

6 bedroom villa

Surface : 233 m²

Surface of the living room: 45 m²

Surface of the land: 3000 m²

Exposition: south

Heating: air conditioning

Inner condition: excellent

External condition: exceptional

### Features:

heated pool, calm, shops at walking distance, fireplace

6 bedroom

2 terraces

3 bathrooms

1 garage

Energy class (dpe): Unavailable

Emission of greenhouse gases (ges):

Unavailable

Document non contractuel

19/04/2025 - Prix T.T.C



### Villa Cotignac

COTIGNAC, between the Gorges du Verdon and the Côte-d'Azur, at the foot of an impressive tuff cliff, you will have the privilege of becoming the owner of a pretty Provençal house at the gates of a village of unique character with colorful facades certified Most Beautiful Village of France since 2022. Close to the village and all amenities, this superb house is located in the heart of a flat plot of 3,000 m² planted with numerous Mediterranean species. Not overlooked, in a quiet setting, it offers an unobstructed view of the surrounding countryside. The garden features a lovely heated swimming pool (10 x 5 m) with wide paved decks. There is a pleasant summer kitchen equipped with a pizza oven, and a pool house with a shower room and toilet. Entrance hall with hallway, comfortable living/dining room with fireplace insert, shaded south-facing terrace, fully equipped open kitchen, pantry. 1 spacious master suite: office space, bedroom with large storage space, private bathroom and toilet. A mezzanine leads to a second office space. On the other wing of the house, the sleeping area: 3 bedrooms with storage space, bathroom, toilet, shower room with toilet. A comfortable independent duplex apartment (communicating with the house) to receive your guests: living space,

