

# French Properties

ONLINE

€728 000

4 bedroom house

Surface : 148 m<sup>2</sup>

Surface of the living room: 38 m<sup>2</sup>

Surface of the land: 1400 m<sup>2</sup>

Exposition: south

View : open

Inner condition: excellent

External condition: exceptional

#### Features:

pool, shops at walking distance, double glazing, fireplace

4 bedroom

1 terrace

2 bathrooms

3 WC

1 garage

2 parkings

Energy class (dpe): D

Emission of greenhouse gases (ges): D

Document non contractuel

26/04/2025 - Prix T.T.C



## House Cotignac

Pretty provencal country house in walking distance to Cotignac, certified as one of the Most Beautiful Villages in France since 2022. The house is recently renovated and located on a nice plot of approximately 1400 m<sup>2</sup> planted with olive trees and Mediterranean species. The property has an exceptional and unique panoramic view of the entire surrounding countryside. The garden has a pretty swimming pool and a pool house. The house is composed as following : entrance, a pleasant living / dining room with an insert fireplace opening to a partly shaded terrace. Kitchen with dining area, pantry / laundry room, 1 bedroom or office, wc. Upstairs: hallway, 1 comfortable master bedroom with dressing room, private shower room, wc and solarium terrace. 2 other bedrooms, shower room with wc. Garage, workshop. Located in a sought-after residential area, the house is bright and pleasant to live in. In excellent general condition, tastefully decorated, the materials are of quality, the dimensions are generous and the volumes harmonious.

Excellent seasonal rental income possible. Surfaces 1 Plot 1400 m<sup>2</sup> 1 Garage 17 m<sup>2</sup> 1 Garden shed 1 Pool house 1 Entrance 3 m<sup>2</sup> 1 Toilet 1 m<sup>2</sup> 1 Living room 38 m<sup>2</sup> 1 Dining room 1 Kitchen 20 m<sup>2</sup> 1 Cellar 4 m<sup>2</sup> 1 Terrace 24 m<sup>2</sup> 1 Bedroom 12 m<sup>2</sup> 1

