

2 houses with 2 hectares of land, pool and outbuilding, garage, 10 minutes from Cotignac in Provence

## EXCLUSIVE



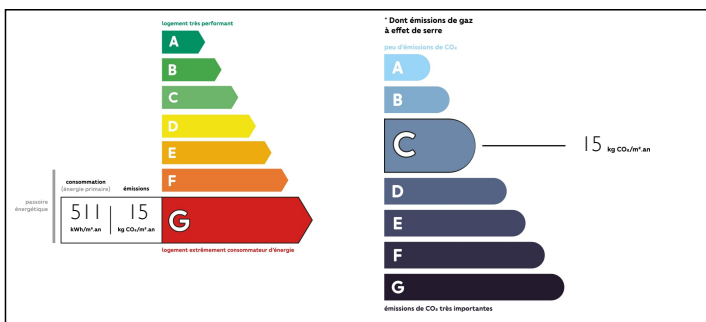
## INFORMATION

Town:	Pontevès
Department:	Var
Bed:	5
Bath:	3
Floor:	205.5 m2
Plot Size:	20524 m2

## IN BRIEF

2 country houses full of charm and character located 10 minutes to the beautiful and vibrant village of Cotignac in Provence. Providing a total of 5 bedrooms, the 2 properties are ideal for an extended family or as a holiday rental. The main house has 3 bedrooms and large open plan kitchen / dining / living area. The cottage has flexible accommodation with kitchen, sitting room and 2 bedrooms. There is also a garage and workshop. There is approx. 2 hectares of land ideal for animals or country living and a large swimming pool of approx. 12m x 6m. The properties have city water, wells and a little stream. The nearest larger village is Cotignac which is now classed as one of the most beautiful villages in France, it is vibrant all year and Internationally popular with lots of restaurants, shops, weekly market etc.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

The main house comprises of on the ground floor, spacious living / dining / kitchen with fitted kitchen and wood burning stove. On the first floor there are 3 bedrooms, shower room and bathroom. The second house comprises of a kitchen / living room, 2 bedrooms and shower room. There is a separate utility room, garage and workshop. The property is located in the countryside of Ponteves but only 10 minutes drive to Cotignac, now classed as one of the most beautiful villages in France. The village is lively all year and has lots of local amenities including weekly market, shops, restaurants, pharmacy, doctor, etc. The property is approx. 1 hr from Aix-en-Provence, the TGV and the Airport of Marseille.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES