

Gorgeous house, Cotignac, Provence in idyllic and quiet location, 6 bedrooms, great views, pool, 1.5 hectares

EXCLUSIVE



## INFORMATION

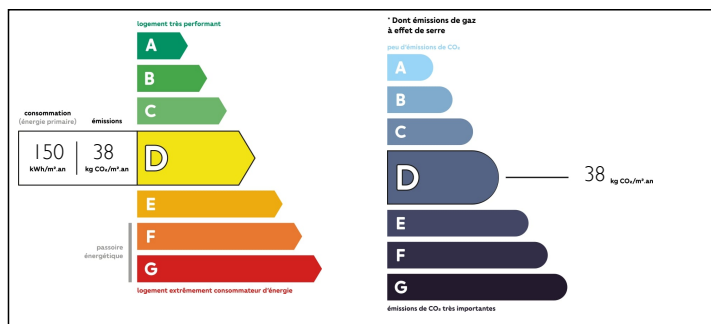
Town:	Cotignac
Department:	Var
Bed:	6
Bath:	4
Floor:	212 m2
Plot Size:	15615 m2

## IN BRIEF

Beautiful property in Cotignac in a quiet location with fabulous views and surrounded by beautiful gardens and grounds of 1.5 hectares with olive groves and a swimming pool of 5m x 13.5m. The property has 5/ 6 bedrooms spacious office, 4 bathrooms, living room with fireplace, fully equipped kitchen, library / second sitting room, wine cellar and utility room, garage and parking for several cars,



## 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 property comprises on the ground floor, entrance hall with W.C. living room / dining room with fireplace, fully equipped kitchen, separate library / sitting room, utility room, 3 bedrooms and 2 bathrooms all on the ground floor. On the first floor there are a further 2 double bedrooms, bathroom, shower room and office or 6th bedroom.

Outside there is a fabulous swimming pool of approx. 5m x 13.5m, pool house, garage, climate controlled wine cave and beautiful gardens and grounds surrounding the property. There are fabulous views throughout. The land is approx. 1.5 hectares and also has approx. 150 olive trees which have produced 235 litres of olive oil. The location is idyllic and not overlooked. It is situated in a quiet area and a short drive to the gorgeous and vibrant village of Cotignac which has a wide selection of amenities including weekly market, shops, restaurants, school, boulangeries, art galleries, pharmacy, doctor etc. TGV, Aix-en-Provence, Marseille and Nice Airports approx. 1 hour 10 minutes

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

## LOCAL TAXES

**Taxe foncière: 3152 EUR**

## NOTES