

Lovely 4 bedroom house with pool and garden in the beautiful village of Entrecasteaux near Cotignac, Provence



INFORMATION

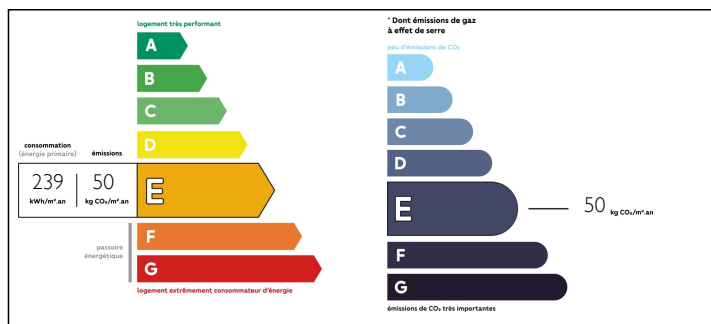
Town:	Entrecasteaux
Department:	Var
Bed:	4
Bath:	3
Floor:	135 m2
Plot Size:	2489 m2

IN BRIEF

Located within walking distance of the beautiful village of Entrecasteaux and approx. 10 minutes from Cotignac. This lovely house has 4 bedrooms, 3 bathrooms, large living room, garage and gorgeous swimming pool. It is surrounded by its own spacious and private garden and is situated in a quiet location with lovely views.

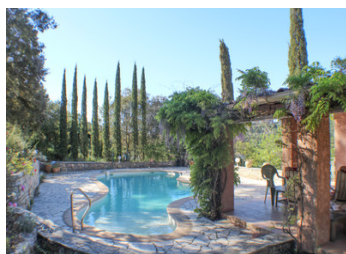


ENERGY - DPE



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 house is in a quiet location, not overlooked with a gorgeous pool and surrounded by its garden which has parking space for several cars, olive trees and boules court. The property comprises of kitchen open to spacious living room with fireplace, 2 bedrooms, separate bathroom and W.C. At garden level there is a further 2 bedrooms both with en-suite bathrooms, library area and office. Also ideal for a separate apartment. There is also internal access to the spacious garage. The property benefits from mains water and drainage plus a borehole for extra water supply. Outside there is a beautiful covered terrace overlooking the swimming pool, garden grounds including a boules court and olive trees, spacious garage and garden shed.

The beautiful village of Enrecaux is within walking distance and Cotignac approx. 10 minutes drive. The airports of Marseille and Nice are 1hr 20 and the Cote d'Azur 1hr.

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

NOTES