

570 000 €

**Contact agency**

**Scandimmo**

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**For sale house**

**5 rooms**

**Surface : 158 m<sup>2</sup>**

**Surface of the land : 336 m<sup>2</sup>**

**Year of construction : 1989**

**Exposition : Sud ouest est**

**View : Citadine**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : GOOD**

**Features :**

POOL, CALM, AIR CONDITIONING, Walking distance to shops, double glazing, fireplace

3 bedroom

3 terraces

2 bathrooms

2 WC

**Energy class (dpe) : E**

**Emission of greenhouse gases (ges) : B**

Document non contractuel

23/02/2025 - Prix T.T.C



## House 820 Cotignac

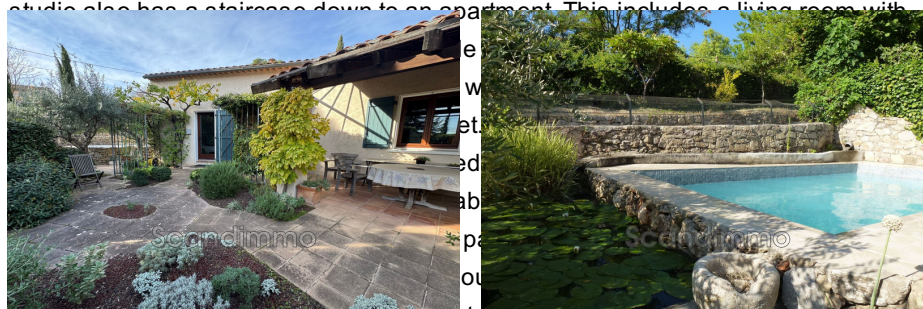
Large, beautiful house in walking distance to all the shops in charming Cotignac!

The house, built in 1989, extended in 1998, and renovated in recent years, is located in a residential area above the Cours Gambetta, with its restaurants and cafés, and all the lovely shops in Cotignac. The house is in good condition, comfortable and light. It is approached through a door in a wall against the road, across a beautiful and very private garden, to the main entrance and main floor.

(The apartment below can also be entered through an entrance on the lower floor.)

The main entrance area opens to the right onto a huge central living area or studio, with a high apex ceiling, large beams, and a built-in fireplace. Its size reflects the original construction of the house as a successful artist's studio and residence.

The main entrance also offers a door to a bathroom with bathtub, shower, sink and toilet. To the left, a partly glazed door leads to a Provencal style kitchen and dining area. This opens onto a large and comfortable living room with a wood burning stove. A door leads to a spacious double bedroom with bespoke built-in wardrobes and garden access. All rooms are tiled, and the current owners furnish them with carpets and rugs. On the other side of the central living area or studio, a door leads to a covered terrace, currently used for table tennis, which leads to a separate bedroom of 10 m<sup>2</sup> (former summer kitchen). The central living area or studio also has a staircase down to an apartment. This includes a living room with



fish and for watering plants, and steps up to a raised tiled area with a plunge swimming pool. The basin/pond has water rights attached to the property. Our opinion : the house is very practical, bright and cosy. You can easily live on one floor, and offer your family or friends their own private area. Everything is within walking distance.

Fees and charges :

570 000 € agency fees 4,74% à the responsibility of the buyer included