

860 000 €

Contact agency

Scandimmo

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For sale house

Surface : 169 m²

Surface of the land : 3100 m²

Year of construction : 2007

View : Panoramique

External condition : GOOD

Features :

POOL, CALM, AIR CONDITIONING, Walking distance to shops, double glazing, fireplace, No opposite

3 bedroom

3 terraces

1 bathroom

1 shower

3 WC

1 garage

4 parkings

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel

20/04/2025 - Prix T.T.C



## House Cotignac

Lots of charm and an exceptional view for this pretty house, very bright and very spacious. Located on the heights of Cotignac, close to the waterfalls and in walking distance to the village, you will enjoy the absolute calm. The house was built in 2007, an existing shed was enlarged, and is located on pretty terraced land of more than 3000 m2 with around thirty olive trees. The house is on 3 half levels. It is composed as follows: You enter into a large entrance and at this level, there is a bathroom with bathtub, sink and toilet. A few steps further down are 2 bedrooms, including the master bedroom, very large, having it's private shower room and toilet. The master bedroom offers a beautiful view of the exterior and the greenery. A few short steps further down is the third bedroom with a lovely view of the greenery and the countryside. The living room, on the garden level, is very spacious and offers beautiful volumes under the ceilings. The kitchen is modern and functional, and it opens onto a pretty dining room and the living room with access to a nice terrace. On this level, there is also another smaller living room, a large vaulted cellar and a separate toilet. A large garage of 31 m2 has separate access to a small terrace behind the house, and can be converted if desired. The garden has several terraces and relaxation areas where you can admire the view which is simply sublime. The swimming pool ( 9 x 3.5 m ) is below the house, and a large terrace invites you to relaxing moments. The house is perfect as a primary residence or as a holiday home.



a great starting point for discovering the other villages in the area, going mountain biking or hiking. Do not hesitate to call Ida on +33 6 62 68 66 14 for more information.

[www.twimmo.com](http://www.twimmo.com)

Fees and charges :

860 000 € agency fees 4,65% à the responsibility of the buyer included