

860 000 €

Contact agency

Scandimmo

143 boulevard René Cassin

06200 Nice

07 49 19 64 06 / [twimmo@franskbolig.fr](mailto:twimmo@franskbolig.fr)

For sale villa

6 rooms

Surface : 179 m²

Surface of the living : 50 m²

Surface of the land : 2966 m²

Year of construction : 1983

Exposition : Sud

View : Panoramique

Hot water : Electrique

Inner condition : excellent

External condition : exceptional

Features :

POOL, CALM, Electric gate, AIR

CONDITIONING, Walking distance to shops,  
double glazing, Stove, No opposite

5 bedroom

3 terraces

4 bathrooms

3 WC

4 parkings

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

21/02/2025 - Prix T.T.C



## Villa 832 Cotignac

Pretty single-storey house, bright and with lots of charm. Magnificent view of the surroundings of Cotignac! Located on the heights of Cotignac, the property benefits from an exceptional location in a quiet area with a panoramic view. Set on a beautiful plot of 2966 m2, it offers several relaxation areas. Whether on the large terrace facing the view, or on the terrace around the heated swimming pool, you will enjoy this haven of peace. The olive trees bring a pleasant Provencal atmosphere. The main house (157 m2) offers beautiful volumes under ceilings. It is composed of a spacious entrance with storage and a laundry room hidden from the views, a semi-open kitchen with large windows overlooking the outside area, a large living space of 50 m2 with a dining room and a living room with a pellet stove. This part is oriented towards a large terrace and the view. Several bay windows let in the light making this room very bright. Thermal blinds provide protection from the heat in summer. The night area consists of a master suite with dressing room and a private bathroom, 3 other bedrooms, a shower room and a bathroom with toilet. There is also a separate toilet. On the ground is a large workshop and a room with a sink and toilet which leaves the possibility of transforming this part and changing its use. The independent studio with separate access of approximately 22 m2 consists of a large room with a living area, a dining area, a kitchen, a sleeping

area, and a bathroom. It offers the possibility of renting or welcoming guests, while maintaining the house as a second home. The house has been recently been brought up to standard plumbing. The house was redone in 2015. This renovation has been done to the satisfaction of the new owners. The house: Kitchen 10.5m2 Living room/living 15.17m2 Corridor 9.85m2 4m2 Wc 1.2m2 1.35m2 Bedroom 1 15.17m2 Bedroom 2 3.95m2 Dressing room 4.7m2 Shower room 3 5.35m2 Bedroom 4 2.71m2 Studio: Living room/dining area/sleeping area: 18.02m2 Shower room 2.71m2 Kitchen 2.4m2 Workshop : 21.66m2 + shower room with WC 6.08m2 Fees and charges :

860 000 € agency fees 3,84% à the responsibility of the buyer included

