

830 000 €

Contact agency

Scandimmo

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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

19/04/2025 - Prix T.T.C



## Villa 832 Cotignac

Beautiful view for this single-storey house, bright and with lots of charm. Walking distance to the village. 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 m<sup>2</sup>, 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 m<sup>2</sup>) 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 m<sup>2</sup> 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 m<sup>2</sup> 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



Corridor 2 3.95m<sup>2</sup> Dressing room 4.7m<sup>2</sup> Shower room 3 3.35 Bedroom 4 15.17m<sup>2</sup> Studio: Living room/dining area/sleeping area: 18.02m<sup>2</sup> Shower room 2.71m<sup>2</sup> Kitchen 2.4m<sup>2</sup> Workshop : 21.66m<sup>2</sup> + shower room with WC 6.08m<sup>2</sup>

Fees and charges :

830 000 € agency fees 3,61% à the responsibility of the buyer included