

# French Properties

ONLINE

€654 000

2 bedroom villa

Surface : 111 m<sup>2</sup>

Surface of the land: 4779 m<sup>2</sup>

View : garden

Kitchen: equipped independent

Inner condition: excellent

External condition: good

**Features:**

pool, electric gate, Charme, air conditioning, shops at walking distance, fireplace, Aucun vis à vis

2 bedroom

3 terraces

1 bathroom

1 shower

2 WC

1 garage

4 parkings

Energy class (dpe): D

Emission of greenhouse gases (ges): B

Document non contractuel

01/05/2024 - Prix T.T.C



## Villa 741 Cotignac

A little piece of heaven in the heart of Provence! Lots of charm, swimming pool and within walking distance to one of the most beautiful villages in France: Cotignac! This charming property is in very good condition, both inside and out. A pleasant atmosphere touches you as soon as you walk through the gate. Here is a superb swimming pool area with a beautiful terrace around it. The mosaic swimming pool (10 x 5 m) can be heated. The house is built in the middle of the land of 4779 m<sup>2</sup>. It slopes behind the house, and the higher part offers a nice view. The garage is behind the house, containing a washing machine, storage room, shower and WC with sink. The area in front of the house has a lawn and several nice terraces and relaxation areas. Large trees provide pleasant shade on hot summer days. The entrance to the house is through a bright living room in a veranda with many large windows overlooking the garden. Here there is underfloor heating and a lounge area with a cozy fireplace. From the living room you enter a spacious dining room with fireplace and further into the kitchen which has access to the terrace and garden. From the dining room, a staircase leads upstairs to the large master bedroom offering a beautiful view of the garden. The bedroom has a superb private

