

# French Properties

ONLINE

€899 000

**4 bedroom villa**

**Surface : 150 m²**

**Surface of the living room: 48 m²**

**Surface of the land: 5100 m²**

**Exposition:** south

**View :** Countryside

**Heating:** Au sol électrique

**Inner condition:** excellent

**Features:**

pool, calm, Fibre optique, air conditioning, double glazing

4 bedroom

2 terraces

2 bathrooms

2 WC

1 garage

**Energy class (dpe): C**

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

Document non contractuel

30/04/2025 - Prix T.T.C



## Villa Cotignac

Between the Gorges du Verdon and the Côte-d'Azur is this pretty Provencal property - around 4km from the beautiful village of Cotignac - certified as the Most Beautiful Village in France since 2022. The house is located in the heart of a lovely flat of more than 5,100 m² with many olive trees and Mediterranean species, surrounded by the countryside. Privacy, quiet, good exposition (South). The house is light and pleasant and offers comfortable volumes. Nice pool with its terraces, pool house. The house is composed as following : entrance with hallway, toilet, bright and cozy living / dining room with an insert fireplace, large shaded terrace to the South, spacious modern and functional open kitchen fully equipped with a central island, adjoining pantry / laundry room, night area composed of 3 bedrooms all opening onto the terrace and the swimming pool, bathroom. Upstairs: a comfortable, bright master bedroom offering a unique and exceptional view of the surrounding hills with dressing room, private shower room and toilet. Garage. Located in a sought-after residential area and with an ideal southern exposure, the house is bright and pleasant to live in. In excellent general condition, the materials are of quality, the dimensions are generous and the volumes harmonious. Excellent rental potential.

