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## Cotignac, Modern House With Pool, Located Within Walking Distance Of The...

Cotignac , Var , Provence-Alpes-Cote-d'Azur



# €1,295,000

inc. of agency fees

3 Beds      201.25 sqm      0.15 ha

Nestled just a short stroll from the picturesque Provençal village of Cotignac, this stunning new villa offers the perfect blend of modern comfort and traditional charm. Set on a generous 1478m<sup>2</sup> plot,...

### At a Glance

<b>Reference</b>	MFH-PROPL85302104	<b>Near to</b>	Cotignac	<b>Price</b>	€1,295,000
<b>Bed</b>	3	<b>Pool</b>	Yes	<b>Hab.Space</b>	201.25 sqm
<b>Land</b>	0.15 ha			<b>Land Tax</b>	N/A

### Property Description

Nestled just a short stroll from the picturesque Provençal village of Cotignac, this stunning new villa offers the perfect blend of modern comfort and traditional charm. Set on a generous 1478m<sup>2</sup> plot, the property boasts high-quality finishes throughout.

The spacious open-plan living area features soaring ceilings and a mezzanine, creating a light and airy atmosphere. The adjacent fitted kitchen includes a convenient pantry and offers direct access to the 40m<sup>2</sup> garage. The night quarters comprise two inviting bedrooms, a contemporary shower room, and a luxurious master suite complete with an en-suite bathroom, shower, and dressing area.

Step outside to discover a delightful swimming pool surrounded by a sun-drenched terrace, perfect for relaxing and entertaining. This exceptional property offers the ultimate in Provençal living."

## Summary

Property type:	House
Bedrooms:	3
Price	€1,295,000

## Key Information

Year Built:	2024
Internal Area:	201.25 sqm
Land Area:	0.15 ha

### Property Features:

- Air-conditioning
- |                       |     |
|-----------------------|-----|
| Swimming Pool?        | Yes |
| Has Air Conditioning? | Yes |

## Location: Provence-Alpes-Cote-d'Azur



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