

[Click to view MFH-PROPL85302104](#)

## 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



## Gallery





As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**

great service  
fast transfers

send money abroad 24/7

excellent rates