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## Single-storey Villa At Walking Distance From The Centre - Cotignac

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

# €1,049,000

inc. of agency fees

3 Beds      187 sqm      0.75 ha

Just a five-minute walk from the Provencal village of Cotignac with its restaurants, brocante shops and galleries, you will find this beautiful single-storey villa of 187 m<sup>2</sup> set in a spacious garden of...

### At a Glance

**Reference** MFH-  
PROHWCL85322492

**Bed** 3

**Land** 0.75 ha

**Near to** Cotignac

**Pool** Yes

**Price** €1,049,000

**Hab.Space** 187 sqm

**Land Tax** N/A

### Property Description

Just a five-minute walk from the Provencal village of Cotignac with its restaurants, brocante shops and galleries, you will find this beautiful single-storey villa of 187 m<sup>2</sup> set in a spacious garden of 7500 m<sup>2</sup> in a perfectly calm location. You enter through an elevated hall with office, cloakroom and guest toilet. The generous bright living room of 57 m<sup>2</sup> and the large kitchen have several sliding doors opening onto the

terrace and ensure you enjoy the beautiful views of the wide surroundings and the waterfall.

The villa has three spacious bedrooms, including two luxurious suites with en-suite bathrooms. An additional bathroom offers both a bath and a modern walk-in shower, allowing you to experience a moment of wellness every day.

The terrace, equipped with an elegant pergola with electrically adjustable blinds, is the ideal spot for long summer days and evenings. By the pool you can enjoy the infinity pool and a spacious summer kitchen with large terrace. Walking through the garden, you can wander casually by the pond fed by your own stream, the waterfall and the lushly growing (fruit) trees and plants.

There is a garage of 25 m<sup>2</sup> and 6 parking places.

## Summary

Property type:	House
Bedrooms:	3
Price	€1,049,000

## Key Information

Internal Area:	187 sqm
Land Area:	0.75 ha
Number of Fireplaces:	1

### Property Features:

- Fireplace
- |                       |     |
|-----------------------|-----|
| Swimming Pool?        | Yes |
| Has Air Conditioning? | Yes |
| Has Alarm             | Yes |

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



## Gallery













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