

577 000 €

Contact agency

Scandimmo

143 boulevard René Cassin

06200 Nice

07 49 19 64 06 / [twimmo@franskbolig.fr](mailto:twimmo@franskbolig.fr)

For sale house

4 rooms

Surface : 96 m²

Surface of the land : 2314 m²

Year of construction : 1970

Exposition : Sud

View : Panoramique

Hot water : Electrique

Inner condition : GOOD

External condition : GOOD

Features :

POOL, CALM, Walking distance to shops, fireplace

3 bedroom

3 terraces

2 bathrooms

2 WC

3 parkings

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel

02/05/2025 - Prix T.T.C



## House 863 Cotignac

A panoramic view for this charming house located within walking distance of the beautiful village of Cotignac! Main house + studio. The house benefits, not only from a splendid view, but also from a very calm and enjoyable environment. The main house (1970s) of 69,14m2 is composed of an entrance into the dining room-living room/kitchen and an adjoining storeroom on the ground floor. Upstairs there are 2 adjoining bedrooms, each with access to a terrace, a shower room and separate toilet. In the studio (27.84 m2), with independent access from the house, there is a large room of 27 m2 which serves as a bedroom and living room + a shower room with toilet. The land offers several terraces and relaxation areas as well as a pretty swimming pool area. The swimming pool is 10 x 5 m (salt). Pool house, a shower and the technical room on the same level as the swimming pool. Do not hesitate to call Ida on 06 62 68 66 14 for more information and photos.

Fees and charges :

577 000 € agency fees 4,68% à the responsibility of the buyer included

