

**525 000 €**

**Contact agency**

**Scandimmo**

143 boulevard René Cassin

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**For sale house**

**5 rooms**

**Surface : 158 m²**

**Surface of the land : 336 m²**

**Year of construction : 1989**

**Exposition : Sud ouest est**

**View : Citadine**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : GOOD**

**Features :**

POOL, CALM, AIR CONDITIONING, Walking distance to shops, double glazing, fireplace

3 bedroom

3 terraces

2 bathrooms

2 WC

**Energy class (dpe) : E**

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

Document non contractuel

03/07/2025 - Prix T.T.C



## House 820 Cotignac

**NEW PRICE!** Pretty house within walking distance of all the shops in Cotignac! The house, built in 1989 and renovated since the current owner acquired it in 2003, is located in a very quiet area, a 3-minute walk from Cours Gambetta, its restaurants and cafes and all the charming shops of Cotignac. The house, in good condition and very bright, is composed as follows: an entrance hall, a bright living room with fireplace and beautiful volumes under the ceiling, a bathroom with bathtub, shower, sink and toilet, a beautiful Provencal-style kitchen with a dining area, a very pleasant living room with sofas facing the stove, and a spacious bedroom with garden access. From the living room, there is access to a large covered terrace which then leads to a separate bedroom (former summer kitchen of 10 m2). Still from the living room, stairs lead to the lower floor where there is an apartment (access from the house and also with a separate access if you want to rent it out, for example). The apartment benefits from a living room with access outside/separate entrance, a bedroom, a separate kitchen and a bathroom with bathtub, shower, sink and toilet. The living room could be converted into a garage again if desired. The garden is beautifully landscaped, and the owner has created several relaxation areas. A swimming pool provides a refreshing dip in the summer. A pond with water rights is attached to the property. Our opinion: We absolutely love this house, which is very well designed and practical. Everything



525 000 € agency fees 4,76% a the responsibility of the buyer included