

895 000 €

Contact agency

Scandimmo

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For sale villa

7 rooms

Surface : 172 m²

Surface of the living : 21 m²

Surface of the land : 8337 m²

Exposition : Sud ouest

View : Jardin

Hot water : Electrique

Inner condition : GOOD

External condition : GOOD

Features :

POOL, CALM, flat, AIR CONDITIONING,
Walking distance to shops, Panneaux
photovoltaïque, Fibre, fireplace

5 bedroom

4 terraces

1 bathroom

2 showers

4 WC

1 garage

6 parkings

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

Document non contractuel
19/05/2024 - Prix T.T.C



Villa 681 Cotignac

Beautiful property with outbuildings and superb pool area! This magnificent single-storey house is located in a very quiet and sought-after residential area close to shops and only 2 km from the charming town center of Cotignac. The total living area is 172 m² composed of the original house which has been renovated and extended (101 m²) and an extension from 2008 (approx 71 m²). The main house and the outbuilding surround the garden and the swimming pool (10 x 5 m), covered by a sliding dome. The land of 8337 m² (flat land with a slight slope) is nicely planted with among others 188 olive trees, fruit trees and a vegetable garden. The house is surrounded by several terraces and offers very pleasant outdoor living spaces. Facing south-west, it is very bright. You will feel the calm and harmony as soon as you cross the electric gate. The main house is composed of a living room with fireplace and access to the terrace, garden and swimming pool, a separate kitchen with access to another terrace, a cellar which gives access to the garage, and a corridor which leads to the sleeping area with 2 bedrooms, a dressing room, separate toilet and a bathroom with shower, bath, toilet and double sinks. Then there is an independent bedroom with access to the garden and swimming pool, and a bathroom with shower, basin and toilet. It is possible to easily install a kitchenette in this room to transform it into a completely



The property is perfect for a main or secondary home, to rent out or simply to be able to accommodate your family and friends. Great advantages : -The house is equipped with fiber. -Photovoltaic panels (9) on the roof allow a yield of around 1000€/year -Rainwater recovery tank -Possibility to detach part of the land which is constructible. Heating : -main house: electric underfloor heating, insert, reversible air conditioning and radiator + towel dryer in the bathroom -extension 2008: pellet

stove in the living room/kitchen and towel dryer in the bathroom

Fees and charges :

895 000 € agency fees 2,23% à the responsibility of the buyer included