

745 000 €

Contact agency

Scandimmo

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For sale villa

6 rooms

Surface : 161 m²

Surface of the living : 27 m²

Surface of the land : 1600 m²

Exposition : Sud est

Features :

POOL, CALM

5 bedroom

2 terraces

2 bathrooms

2 WC

2 parkings

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel

01/05/2025 - Prix T.T.C



Villa Cotignac

Close to all amenities, the house is located in the heart of a plot of more than 1,600 m², enclosed. Exposed to the South, the house is bright and pleasant to live in. In good general condition, it offers comfortable volumes. The swimming pool (9.5 x 4.5 m) with its large paved beaches embellishes the garden which is a true haven of peace. On the ground floor: entrance, large living/dining room with fireplace, pleasant shaded terrace overlooking the swimming pool, fully equipped open kitchen, 2 comfortable bedrooms, 1 child's bedroom (or office), bathroom, toilet. On the garden level (possibility of creating an independent apartment): 2 large bedrooms, one with dressing room, shower room with toilet, storeroom, workshop. In a dominant position, it offers a unique and exceptional panoramic view over the entire surrounding countryside. With a privileged countryside setting of high quality, this pretty house will undoubtedly delight you as a main or secondary residence. Excellent rental income possible.

Fees and charges :

745 000 € fees included

