

## Price on request

### Contact agency

Scandimmo (Europimmo Consulting)

950 route des colles

06410 Biot

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### For sale villa

7 rooms

Surface : 195 m²

Surface of the living : 55 m²

Surface of the land : 6200 m²

Exposition : Sud est

View : Campagne

### Features :

POOL, CALM, fireplace

5 bedroom

2 terraces

2 bathrooms

2 parkings

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

Document non contractuel

31/01/2026 - Prix T.T.C



## Villa Cotignac

Pretty Provencal house located in the heart of a superb flat plot of 6,200 m² planted with numerous Mediterranean species. Privacy, quiet, open view on the surrounding countryside. Nice pool (12 x 6 m) with its terraces, pool house, and petanque court. Ground floor : comfortable living / dining room with chimney, spacious open furnished kitchen, storage room, large shaded terrace to the West pleasant terrace to the South with pergola, toilet, 1 main bedroom with cupboards, shower room, toilet. Upstairs : 4 bedrooms, 3 with cupboards, bathroom, toilet. Located in a countryside area, close to all amenities, perfect exposition, the house is light and pleasant to live in. In good condition, generous dimensions and harmonious volumes. This quality house, full of charm will be a peaceful place for holidays or in permanent residence. Excellent seasonal rental ratio possible. Fees and charges :

