

# Walking distance from Cotignac in a quiet area

Price : € 995.000



Rooms : 5  
Views : Hills

Bedrooms : 3  
Land Area : 6701m<sup>2</sup>

Bathrooms : 3  
Reference ID : 1154 / 1154

Sqft : 210 m<sup>2</sup>

Type : House

Nestled on the heart of a magnificent 6700 m2 garden on the edge of a river and waterfall, walking distance from the centre of the village while in a very quiet area, benefiting from a panoramic view on the surrounding hills, this 208 m2 villa offer a large entrance hall with dressing, wc, study overhanging the living room with stove, dining room, fitted kitchen, these rooms are opening on the terrace through large patio doors, veranda, 3 bedrooms of which 2 ensuite, bathroom with both shower and bath, vast terraces with electrical cover on the pergola, infinity pool and pool house, the garden is nicely planted with Mediterranean species and is benefiting from a charming pond. Main water and canal, septic tank has been redone 10 years ago, reversible air conditioning. Virtual tour available.

## Features :

Air-conditioning	Fireplace	Double glazing	Car port
Swimming pool	Water softener	Sliding windows	Internet
Electric awnings	Crawl space	Electric shutters	Barbecue
	Outdoor lighting	Optical fiber	

## Area`s:

1 Land	1 Pool house	1	1 Living room/dining area
1 Kitchen	1 Veranda	1 Bedroom	1 Bedroom
1 Bedroom	1 Bathroom	2 Bathroom	1 Corridor

1 Lavatory

1 Root cellar

1 Study

Nearby:

Town centre (500 metres)

Shops (500 metres)

Energy - Conventional consumption Class : C

Energy - Emissions estimate Class : A

Energy - Conventional consumption : 104 kWh/m<sup>2</sup>.year

Energy - Emissions estimate : 3 kg éqCO<sub>2</sub>/m<sup>2</sup>.year



See more

<https://azurpavillon.com/real-estate/listing/walking-distance-from-cotignac-in-a-quiet-area-83316543>