

# Walking distance from Cotignac in a quiet area

Price : € 995.000



Rooms : 5  
Views : Hills

Bedrooms : 3  
Land Area : 7500m<sup>2</sup>

Bathrooms : 3  
Reference ID : 1154 / 1154

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

Type : House

Nestled on the heart of a magnificent 7500 m<sup>2</sup> 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 m<sup>2</sup> 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 |

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BIC : CCBPFRPPMAR  
TVA intracommunautaire : FR28752484360  
SIRET : 752 484 360 00017 – SAS capital de 1000 €

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>