

# CHARMING OLD RENOVATED MAS COTIGNAC

Price : € 450.000



**Rooms :** 7      **Bedrooms :** 3      **Bathrooms :** 1      **Sqft :** 80 m<sup>2</sup>      **Type :** House  
**Views :** Forest,      **Land Area :** 16000m<sup>2</sup>      **Reference ID :** 2183 / 2183  
Countryside, Sky

Discover this magnificent old farmhouse of approximately 80m<sup>2</sup>, ideally located in a protected natural area. On the ground floor, you will be seduced by a bright dining room with fitted American kitchen, opening onto a pleasant outdoor terrace, as well as a cozy 20m living room with a fireplace. Upstairs, this property includes three bedrooms with cupboards, a shower room and a toilet. The technical room, located on the ground floor, offers convenient access to the meters. The 1.6 hectare plot, fully enclosed and planted with trees, includes a 6 by 4m swimming pool equipped with a heat pump system, a small pond and a borehole. This property has a 30% extension potential. Don't miss this opportunity to acquire a haven of peace combining charm and nature!

SOLE AGENT

Features :

Fireplace	Barbecue	Well drilling
Spring	Swimming pool	Double glazing
		Internet

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IBAN : FR76 1460 7003 8760 1217 2279 814  
BIC : CCBPFRPPMAR  
TVA intracommunautaire : FR28752484360  
SIRET : 752 484 360 00017 – SAS capital de 1000 €

**Area`s:**

1 Eat-in kitchen	1 Living-room	1 Bedroom	1 Bedroom
1 Bedroom	1 Bathroom / Lavatory	1 Lavatory	1 Land

**Nearby:**

Town centre (10 minutes)	Bus	Shops	Secondary school
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Energy - Conventional consumption Class : F

Energy - Emissions estimate Class : C

Land Value Tax : 1.000 € / year

Housing Tax : 202 € / year

Energy - Conventional consumption : 337 kWh/m<sup>2</sup>.year

Energy - Emissions estimate : 13 kg éqCO<sub>2</sub>/m<sup>2</sup>.year



See more

<https://azurpavillon.com/real-estate/listing/charming-old-renovated-mas-cotignac-85258927>