

# MAGNIFICENT COTIGNAC HOUSE FOR SALE

Price : € 893.000



**Rooms :** 6  
**Views :** Forest, Countryside, Sky, Swimming pool  
**Bedrooms :** 3  
**Land Area :** 5100m<sup>2</sup>  
**Bathrooms :** 2  
**Reference ID :** 2213 / 2213  
**Sqft :** 150 m<sup>2</sup>  
**Type :** House

Discover this magnificent Provencal house in Cotignac. It offers an idyllic setting in a village classified as "Most Beautiful Village in France". Vast plot of 5100 m<sup>2</sup>, planted with olive trees, not overlooked and quiet, with a clear view of the countryside. The house consists of a bright living room with fireplace, fully equipped modern kitchen, and three bedrooms opening onto a terrace and a heated swimming pool. Upstairs, a master suite with dressing room and private bathroom. With its garage and quality materials, this property is ideal as a main or secondary residence, while offering excellent rental potential.

## Features :

Air-conditioning	Fireplace	Double glazing	Internet
Crawl space	Outdoor lighting	Optical fiber	Alarm system
Swimming pool			

## Area`s:

1	1 Entrance	1 Storage room	1 Living-room
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BIC : CCBPFRPPMAR  
TVA intracommunautaire : FR28752484360  
SIRET : 752 484 360 00017 – SAS capital de 1000 €

1 Dining room	1 Kitchen	1 Root cellar	1 Lavatory
1 Terrace	1 Bedroom	1 Bedroom	1 Study
1 Bathroom	1 Bedroom	1 Walk-in closet	1 Shower room / Lavatory
1 Land	1 Garage	1 Pool house	1 Workshop

**Nearby:**

Town centre (10 minutes)	Shops (10 minutes)	Primary school	Secondary school (15 minutes)
Hospital/clinic (20 minutes)	Doctor (10 minutes)	Supermarket (10 minutes)	

Energy - Conventional consumption Class : D  
 Energy - Emissions estimate Class : B  
 Land Value Tax : 2.668 € / year  
 Housing Tax : 1.814 € / year

Energy - Conventional consumption : 167.17 kWh/m<sup>2</sup>.year  
 Energy - Emissions estimate : 5.32 kg éqCO<sub>2</sub>/m<sup>2</sup>.year



See more

<https://azurpavillon.com/real-estate/listing/magnificent-cotignac-house-for-sale-85657295>