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INTERNATIONAL REALTY

Unique property with superb views in Cotignac



Cotignac - 745 000 €

Ref. 85516168

In Cotignac, in a dominant position, come and discover this unique 161 m<sup>2</sup> residence set in 1,625 m<sup>2</sup> of fully fenced, attractively wooded grounds. The property boasts top-quality features and exceptional views of the surrounding hills and village.

On the main level, you will find a spacious living room with access to a balcony. The dining room opens onto two terraces, one of which enjoys splendid views. This level also has an open-plan kitchen, two bedrooms, a study that could be used as a spare bedroom, a dressing room, a separate WC and a bathroom with shower and bath.

The ground floor comprises a spacious bedroom with dressing room and private terrace, another bedroom, a shower room with WC, a laundry room and a cellar. This level could be converted into a T2 flat.

There is also a 10 x 4 meter swimming pool, numerous terraces and a carport for two vehicles.

Ideal for those looking for a quiet, pleasant living environment, with functional spaces and

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stunning views. Virtual tour with commentary on request.

Exceptional location, just a few minutes' walk from the village centre!

Living area : 161 m<sup>2</sup>

Bedrooms : 4

Surface area of land : 1685.00 m<sup>2</sup>

Exposition : South

Rooms : 7

✓Swimming pool

Fees payable by vendor

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