

# Authentic Village House with Terraces and Fireplace – Cotignac Area

Price : € 425.000



Rooms : 5

Views : Greenery

Bedrooms : 3

Reference ID : 1210 / 1210

Bathrooms : 2

Sqft : 127.48 m<sup>2</sup>

Type : House

Located in Fox-Amphoux, just 12 minutes from Cotignac, this charming village house combines Provençal charm with modern comfort.

It features a spacious living room with a fireplace, an open kitchen leading to a covered terrace, a pantry, and a shower room on the ground floor. Upstairs, you will find a bathroom, spacious bedrooms, and a second living room with a terrace. The exposed beams and stone walls create a warm and authentic atmosphere.

The two staircases ensure smooth circulation throughout the house. Double glazing guarantees optimal comfort. No work is needed, as the house is in perfect condition.

The house also includes a vaulted cellar, a 50 m<sup>2</sup> attic that can be converted, and an attached garage. The 24 and 11 m<sup>2</sup> terraces offer multiple possibilities, including the installation of a jacuzzi to enjoy the Provençal climate.

The neighborhood is calm and friendly, typical of village life. This house is ideal as a second home, for seasonal rentals, or as a primary residence.

Check the risks associated with this property on [georisques.gouv.fr](http://georisques.gouv.fr).

**Features :**

Water softener	Fireplace	Double glazing	Internet
Outdoor lighting			Barbecue

**Area`s:**

1 Garage	1 Kitchen	1 Living-room	1 Shower room / Lavatory
1 Laundry room	1 Corridor	1 Terrace	1 Corridor
1 Bedroom	1 Bedroom	1 Bedroom	1 Living-room
1 Terrace	1 Bathroom / Lavatory	1 Cellar	1 Attic

**Nearby:**

Shops (4 minutes)	Primary school	Secondary school (9 km)	Doctor (15 minutes)
Supermarket (15 minutes)	Town centre (4 minutes)	Movies (15 minutes)	

Energy - Conventional consumption Class : C

Energy - Emissions estimate Class : D

Electricity : 1

Land Value Tax : 770 € / year

Energy - Conventional consumption : 113 kWh/m<sup>2</sup>.year

Energy - Emissions estimate : 26 kg éqCO<sub>2</sub>/m<sup>2</sup>.year



See more

<https://www.astridsegaar-immobilier.fr/listing/authentic-village-house-with-terraces-and-fireplace-cotignac-area-85775186>