

# Provençal charm: Villa with pool, tennis court & stunning views in Cotignac

Price : € 572.000



Rooms : 5  
Views : Hills

Bedrooms : 3  
Land Area : 2590m<sup>2</sup>

Bathrooms : 2  
Reference ID : 1217 / 1217

Sqft : 134.53 m<sup>2</sup>

Type : House

Discover this magnificent villa, ideally located just 1 km from the heart of Cotignac village, offering an exceptional living environment on a 2590 m<sup>2</sup> landscaped plot. Enjoy a beautiful open view of the Notre-Dame de Grâces sanctuary, for a serene and inspiring atmosphere.

This exceptional property is a true haven of peace, featuring a swimming pool for your relaxation and a private tennis court, ideal for sports enthusiasts.

The villa opens onto a spacious entrance hall leading to a large living/dining room with a fireplace, creating a warm and inviting space. The independent kitchen is fully equipped and includes a practical utility room.

On the night side, the villa offers three comfortable bedrooms, a shower room, a bathroom, and three toilets. For optimal comfort, underfloor heating is installed throughout.

## Features :

Fireplace

Double glazing

Sliding windows

Electric shutters

Outdoor lighting

Electric gate

Swimming pool

Tennis court

**Area`s:**

1 Land

1 Living room/dining area

1 Entrance

1 Kitchen

1 Bedroom

1 Bedroom

1 Bedroom

1 Lavatory

1 Root cellar

1 Corridor

1 Walk-in closet

1 Shower room / Lavatory

1 Bathroom / Lavatory

1 Garage

1 Garden shelter

**Nearby:**

Town centre (1 km)

Shops (1 km)

Energy - Conventional consumption Class : C

Energy - Emissions estimate Class : A

Energy - Conventional consumption : 140 kWh/m<sup>2</sup>.year

Energy - Emissions estimate : 4 kg éqCO<sub>2</sub>/m<sup>2</sup>.year



See more

<https://www.astridsegaar-immobilier.fr/listing/provencal-charm-villa-with-pool-tennis-court-stunning-views-in-cotignac-85965112>