



EXCLUSIVE

Village house  
Cotignac





# SOLE AGENT - Charming house with pool and its secret garden in the heart of Cotignac

496,000 € Fees payable by seller

A completely renovated village house and its tranquil secret garden in the heart of charming Cotignac, with pool and garage. Between the Gorges du Verdon and the Côte-d'Azur, at the foot of impressive troglodyte cliffs and caves, Cotignac was awarded the status of Most Beautiful Village in France since 2022. This historic jewel of a home, nestled in a secluded area a short stroll down to the main squares, cafes, bakery, will seduce you from its terracotta tiled roof and authentic shuttered façade to its minutely designed interiors with travertine tiled floors. Carefully renovated with style, it combines the charm of the old (exposed beams, natural stones...) with modern comfort. The split front door, with upper half in glass, opens to a small hallway and the open plan modern kitchen and dining area, with windows overlooking the gardens and long views to the skyline. From the upper floors with from windows on both sides of the house, you will enjoy breathtaking views of the garden, mature flowering bushes, flowers, travertine tiled terrace, lawn, the swimming pool and pagoda with views over rooftops of the old village.

Two comfortable bedrooms on two floors, with high ceilings and each with its shower room and toilet and storage cupboards built in to make use of all the spaces. From the kitchen, stairs down to the bright living room, with a high vaulted ceiling and exposed rock, with double doors opening onto the large terrace and flat garden for year round Provencal outdoor living.

There is a full summer kitchen with storage, and many quiet niches to relax and enjoy the calm and shade and moments of this serene garden around the pool. The garden is fully landscaped, planted with Mediterranean essences (citrus, olive tree, mimosa...). A large fitted-out garage offers sought after easily accessible parking, with automatic large size rolling door, to accommodate a car and bicycles while leaving room for storage and a workshop. A haven of peace to enjoy the long summer evenings or under the olive tree or together in the large wrought iron arbor. Every detail exudes simplicity and has been impeccably created and maintained to high standards. Ideally located in the village. Excellent rental income possible. Information on the risks to which this property is exposed is available on the Géorisques website: [georisques.gouv.fr](https://georisques.gouv.fr)



Swimming pool



67 m<sup>2</sup>  
—  
Living area



4  
—  
Rooms



2  
—  
Bedrooms



4  
—  
Number of floors





# Sale - Village house

496,000 €

Fees payable by seller

# 86392060

📍 83570, Cotignac

## Details

Condition: Excellent condition  
Style: Provençal  
Heating type: Electric  
View: Unobstructed, Countryside, Village

Property tax: 950 €/yearly  
Waste water: Main drainage  
Heating device: Air-conditioning

Area: 67 m<sup>2</sup>  
Hot water: Individual Hot water tank  
Heating access: Individual

## Services

Air-conditioning  
Optical fiber

Internet  
Swimming pool

Outdoor lighting

## Areas

Garage, 34.2 m<sup>2</sup>  
**Floor : Ground floor**  
Entrance  
**Floor : Garden level**  
Living-room  
**Floor : 1st**  
Bedroom  
**Floor : 2nd**  
Bedroom

Kitchen

Shower room

Shower room / Lavatory

Lavatory

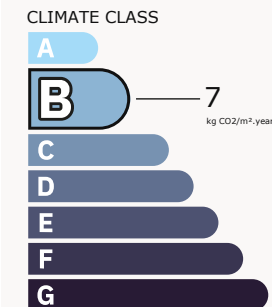
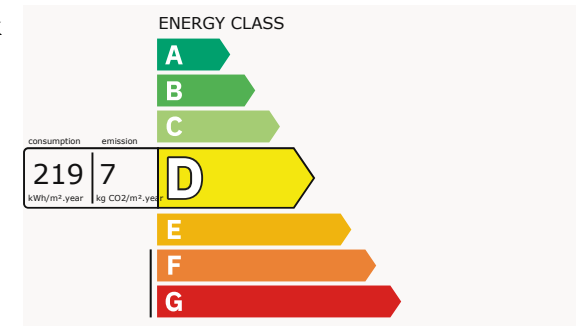
## Proximities

Town centre, 5 minutes  
Hospital/clinic, 30 minutes  
Tennis, 5 minutes

Shops, 5 minutes  
Doctor, 5 minutes

Golf, 30 minutes  
Supermarket, 5 minutes

## Diagnostics



Estimated annual energy costs for standard use : between 1140 € and 1610 per year (including subscription)

Average energy prices indexed to 01/01/2023

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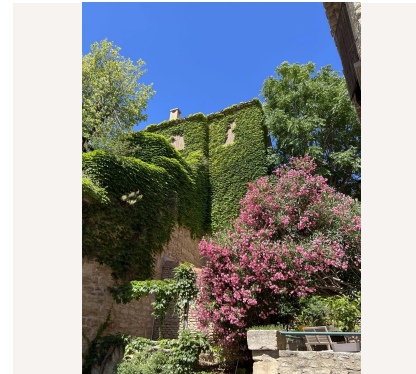


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PACAUD Frederic - Non-holding of funds - SIRET 53911764800011 - Agency fees payable by vendor - Classe énergie 219 kWh/m<sup>2</sup>.year (D) - Classe climat 7 kg CO<sub>2</sub>/m<sup>2</sup>.year (B) - Montant estimé des dépenses annuelles d'énergie pour un usage standard, établi à partir des prix de l'énergie de l'année 2023 : 1140€ ~ 1610€ - Information on the risks to which this property is exposed is available on the Georisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)































