

Maison Cogolin 250 m<sup>2</sup>

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PRIX DE VENTE : 1 785 000 €

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## DESCRIPTION

Nestled in an exceptional natural setting, this 250 m<sup>2</sup> Provençal villa offers peace and serenity on a 9,000 m<sup>2</sup> plot with an unobstructed view of the vineyards. It features a heated pool, a pool house, and a 57 m<sup>2</sup> covered terrace, perfect for relaxation.

Inside, an open kitchen connects to a spacious double living room with a wood-burning stove. Four en-suite bedrooms with private bathrooms provide comfort and privacy, complemented by a versatile fifth bedroom. A laundry room adds convenience to daily living.

The beautifully landscaped outdoor spaces allow for year-round enjoyment of the terraces and pool. A 54 m<sup>2</sup> garage completes this property, which is in excellent condition and ready to move in without any renovations. A rare opportunity in a preserved environment.

## CARACTÉRISTIQUES

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Type de bien :	Maison	Surface :	250.0 m <sup>2</sup>	Taxe foncière :	€1.00
NB de pièces :	6 rooms				

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Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

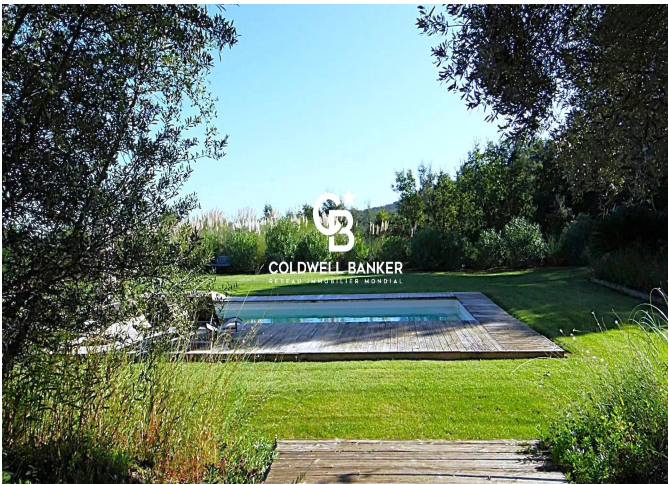
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 114

Indice d'émission de gaz à effet de serre (GES) : A 3



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