

Maison Cogolin 119 m<sup>2</sup>

---



PRIX DE VENTE : 1 050 000 €

---

EMAIL : [STBARTH.AZUR@COLDWELLBANKER.FR](mailto:STBARTH.AZUR@COLDWELLBANKER.FR)

## DESCRIPTION

Set on magnificent landscaped grounds of 1,040 m<sup>2</sup> with a swimming pool, this elegant contemporary house of approximately 120 m<sup>2</sup> offers a bright, comfortable and perfectly functional living environment.

Upon entering, you will be charmed by the spacious 50 m<sup>2</sup> living room, bathed in natural light, which features an open-plan kitchen designed for sharing and conviviality. This space opens harmoniously onto a pleasant terrace, a true extension of the house, ideal for enjoying the outdoors and the swimming pool. The ground floor also offers two bedrooms, one of which has its own shower room with private WC, as well as a second shower room with WC.

Upstairs, the master suite is a real independent cocoon, with bathroom and WC, and benefits from access to a more intimate terrace, perfect for enjoying moments of relaxation.

A large garage of approximately 80 m<sup>2</sup> completes this property and offers multiple possibilities for conversion: independent studio, professional space, workshop or leisure room. A property that combines generous volumes, modern comfort and great potential for development, ideal for both a main residence and a holiday home.

## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	119.9 m <sup>2</sup>	Taxe foncière :	€2.00
NB de pièces :	5 rooms	NB de chambres :	3 bedrooms		

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)

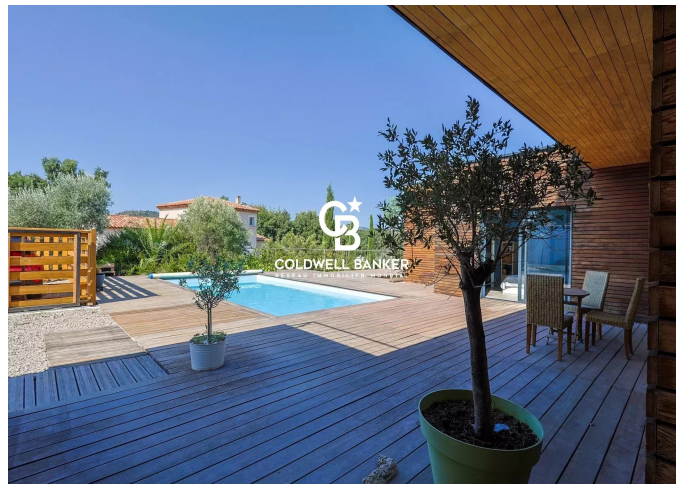
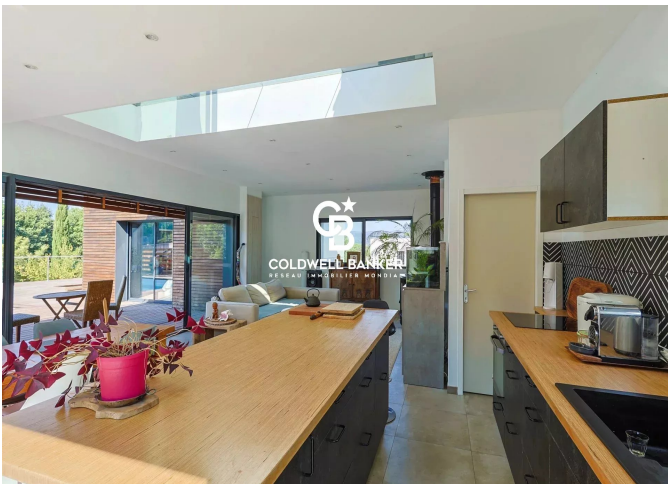
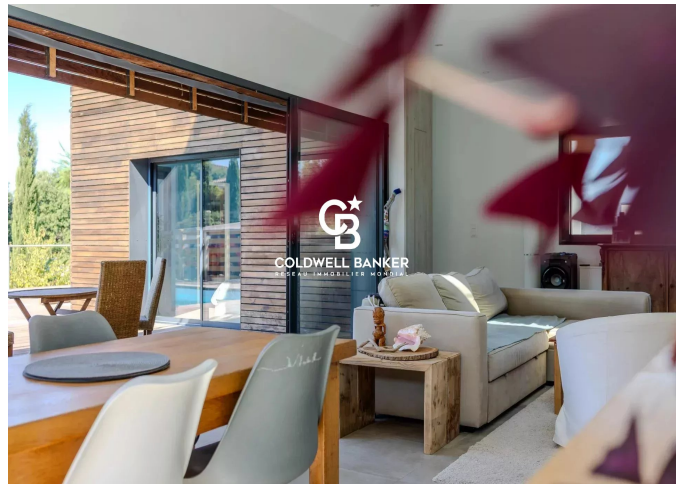
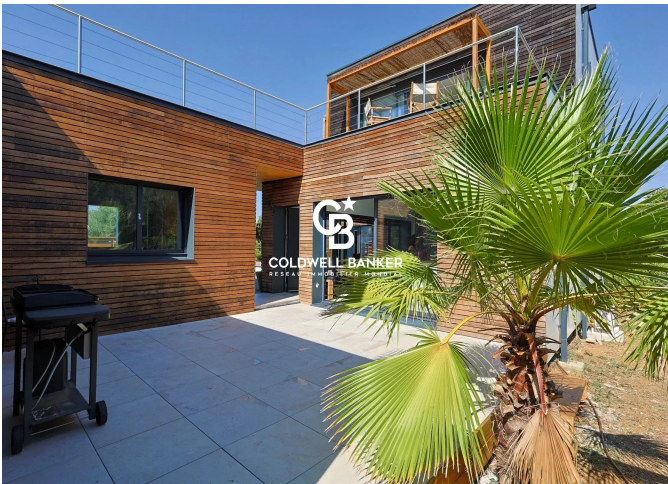
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : B 86

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



**COLDWELL BANKER**  
**EUROPA REALTY**



50 Avenue Etienne Gola  
France, 97133, Saint-Barthélemy



TÉL : +33659655459  
stbarth.azur@coldwellbanker.fr