

# Exceptional in Cotignac : Contemporary luxury a short walk from the village

Price : € 1.050.000



**Rooms : 5**  
**Views : Hills**

**Bedrooms : 3**  
**Land Area : 1483m²**

**Bathrooms : 1**  
**Reference ID : 1216 / 1216**

**Sqft : 218.92 m²**

**Type : House**

Discover this magnificent new villa, a true architectural masterpiece combining contemporary design and high-end features, ideally located just a few minutes' walk from the charming village of Cotignac.

Set on a landscaped plot of 1500 m² with an 8x3 meter swimming pool, this 220 m² living space property offers a privileged lifestyle.

The heart of the home is a spacious 110 m² living area integrating a bright living room and a fully fitted and equipped kitchen, perfect for entertaining. The large openings and cathedral ceiling ensure exceptional brightness and an airy atmosphere.

The villa comprises three spacious bedrooms, including a master suite of over 40 m² with its own bathroom, complemented by an additional shower room. Each room benefits from direct access to beautiful covered terraces, perfect for enjoying the Provençal climate.

Exceptional materials have been chosen with the greatest care: high-end triple-glazed windows, travertine floors, and oak parquet flooring add a touch of elegance and comfort.

A large 43 m² garage and a pantry complete this exceptional property, offering valuable storage and convenience.

## Features :

|                  |                |                   |
|------------------|----------------|-------------------|
| Air-conditioning | Double glazing | Sliding windows   |
| Electric awnings | Triple glazing | Electric shutters |
|                  |                | Swimming pool     |

## Area`s:

|               |               |                  |            |
|---------------|---------------|------------------|------------|
| 1 Land        | 1 Living-room | 1 Kitchen        | 1 Corridor |
| 1 Shower room | 1 Bedroom     | 1 Master bedroom | 1 Bedroom  |

1 Root cellar

1 Lavatory

1 Mezzanine

1 Garage

**Nearby:**

Town centre (500 metres)

Shops (500 metres)

**Energy - Conventional consumption Class : A**

**Energy - Conventional consumption : 23 kWh/m<sup>2</sup>.year**



See more

<https://www.immo.azurpavillon.com/listing/exceptional-in-cotignac-contemporary-luxury-a-short-walk-from-the-village-85965095>