

Carine Thoniel
IMMOBILIER

COGOLIN

PROPERTY WITH VINEYARDS IN THE COGOLIN COUNTRYSIDE

1 390 000 €

Ref. KE3186



Description

Set in more than 2 hectares of grounds, in a peaceful location, with part planted with vines and part in meadowland, this house with annexe offers a total surface area of 215 m2. South-facing, it benefits from a lovely shaded terrace, a swimming pool and a fitted summer kitchen.
On 2 levels, the villa features an equipped kitchen, a large living room with high ceilings and fireplace, a dining room, 5 bedrooms including a master suite with dressing room, bathroom and toilet, two other bathrooms/showers and 2 toilets. There is also a 6th self contained bedroom with bathroom facilities. Lots of charm and space in a very natural setting, close to all amenities.

Key Features

- City : Cogolin
- Living area : 215 m²
- Land area : 20 170 m²
- Exposition : South Southeast
- View : Unobstructed - Countryside
- Levels : 2
- Rooms : 7
- Built in 1972
- Renovation : 2010
- Property tax : 1 591 €
- Price: 1 390 000 €

Energy consumption
Energy rating 142 kWhEP / m².an (C) - Climate class 4 kg CO2 / m².an (A)
Estimated annual energy costs for standard use, based on 2023 energy prices: 2147 € ~ 2905 €
Information on the risks to which this property is exposed is available on the Géorisques website: https://www.georisques.gouv.fr/

Fees charged to the seller
You can consult our fee schedule on our website or by clicking on the link opposite

Benefits

- Well drilling
- Air-conditioning
- Fireplace
- Double glazing
- Alarm system
- Swimming pool
- Home automation
- Barbecue
- Electric gate
- Bowling green
- Heating : Air-conditioning, Heat pump
- Sanitation : Septic tank





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