



Traditional Provencal villa, South facing, on outskirts of Cogolin with superb panoramic country views. Pool. Independent Guest house. 4830m2 land.

Reference No: 1820
Price Euros: 890,000
Area: Grimaud
Town: Cogolin
Department: Var
Bedrooms: 5
Land Size m2: 4,833
Habitable space m2: 217

Full Description: Traditional Provencal villa located on 4830 m2 land with superb horizon pool and independent Guest house.

South facing with excellent panoramic views of the Massif des Maures and within easy driving distance of the ancient village of Cogolin and the Gulf of Saint Tropez.

The main villa has two floors with large external terraces and steps that lead down to the good-sized horizon pool and Guesthouse.

Main villa: Main floor has an open living/dining room with fireplace, kitchen and storeroom, 3 bedrooms, bathroom, shower/WC. Bottom floor has a self-contained studio with salon, 2 bedrooms, kitchen and good-sized shower/WC.

SYNONYMOUS WITH QUALITY PROPERTY ACROSS THE SOUTH OF FRANCE

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Numero de Siret: 48018261700013 - Numero TVA: FR87480182617 - Garantie FNAIM 120,000 euros 26980b

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Guesthouse: Adjacent to the pool the Top floor has a large living room with kitchenette leading out to a shaded terrace that has superb panoramic views. Internal stairs lead down to 2 bedrooms and shower/WC.

The 10m x 5m horizon pool, surrounded by terrace, was completed in 1994 and has a very good electric cover.

The property is accessed via a good solid drive that leads to the main villa and parking area. The land is terraced in dry stone and has many mature Mediterranean plants. Two small outhouses/chalets provide additional accommodation or storage.

This property is a good value for the money!

Property Features: Air conditioning, Cos Residuel, Development Potential, Exposed ceiling/roof beams, Exposed stone walls - exterior, Fireplace, Infinity effect pool, Letting Potential, Outbuildings, Pool Security, Pool-House, Private Pool, Satellite TV, Terrace, Town water, Traditional roof with génoise

Nearby Amenities: Airfield, Beaches, Fitness Center, Forest/Parkland, Golf Course, Local Shopping, Marina, Medieval Village, Nightlife, Public Transport, Restaurants, Schools, Ski-ing (-2hrs), Tennis Courts, Watersports, Weekly market

View: Countryside, Hills, Panoramic

Heating: Electric, Radiators, Rev. climate control, Wood Burning



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