

€ 1 085 000

**Buying villa**

**6 rooms**

**Surface : 200 m<sup>2</sup>**

**Surface of the land : 747 m<sup>2</sup>**

**Year of construction : 1988**

**Exposition : Est**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Couverture : tiles**

**Amenities :**

Bedroom on ground floor, Double Glazing, Secure domain, Calm, Automatic gate, Air conditioning

5 bedroom

2 terraces

2 bathrooms

1 shower

2 WC

1 garage

**Energy class (dpe) : C**

**Emission of greenhouse gases (ges) : A**

Fees and charges :

Annual current expenses 360 €

Well condominium

1085000€ fees included



**Villa Cogolin**

Coldwell Banker Jager Immobilier is pleased to present exclusively this 200m<sup>2</sup> house on a 747m<sup>2</sup> plot of land, located in a quiet gated and secure domain near the center of Cogolin. This property, built on 2 levels, offers on the ground floor a 4-room apartment comprising a spacious living room and a fitted kitchen, all opening onto a large terrace. There are also three bedrooms, one with a shower room and toilet, an additional bathroom, a guest toilet, a large entrance hall, and a pantry. You can also enjoy a South-facing garden of approximately 100m<sup>2</sup>. On the garden level, you will find a 3-room apartment with a living room, a separate kitchen, 2 bedrooms, a bathroom with toilet, and an office space. A large covered terrace and a garden of approximately 300m<sup>2</sup> complete this level. A garage completes this property. You also have the possibility to combine the two apartments using an internal staircase, as was originally the case. COLDWELL BANKER JAGER IMMOBILIER is committed to realizing your luxury real estate dreams on the French Riviera and in the Gulf of Saint-Tropez. Ref. : 394V2826M - Mandat n°2562



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