

€ 1 995 000

**Buying bastide**  
**6 rooms**  
**Surface : 205 m<sup>2</sup>**

**Surface of the land : 6800 m<sup>2</sup>**  
**Exposition : Ouest**  
**View : Campagne**  
**Hot water : Electrique**  
**Inner condition : good**  
**External condition : good**  
**Couverture : tiles**  
**Amenities :**  
Pool, Fireplace, Double Glazing,  
Automatic gate, Air conditioning

5 bedroom  
2 terraces  
1 bathroom  
3 showers  
4 WC  
2 parkings

**Energy class (dpe) : D**  
**Emission of greenhouse gases (ges) : B**

**Fees and charges :**  
1 995 000 € fees included

27/07/2024 - Prix T.T.C



### Bastide Cogolin

Jager Immobilier Coldwell Banker is pleased to present this charming property, ideally located in the heart of the Gulf of Saint-Tropez. This house is located in a quiet environment surrounded by nature and is composed as follows: On the ground floor, you will find an entrance, a dining room, a living room with a wood stove, as well as a fully equipped open kitchen. Additionally, a bedroom with its own bathroom completes this floor. Upstairs, two bedrooms and a bathroom. On the garden level, two other bedrooms, a shower room, an additional bathroom and a kitchen area are available to you. The vast grounds of 6,800 m<sup>2</sup>, carefully maintained, offer you magnificent outdoor spaces, including a pétanque court and a swimming pool, creating an ideal setting for relaxation and leisure. Do not hesitate to contact us for more information. Ref. : 394V2687M - Mandat n°2485



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Code NAF 6831Z - QBE 110 000 €