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2 bedroom New Build in Var

Cogolin , Var , Provence-Alpes-Cote d'Azur



€418,000

inc. of agency fees

2 Beds 1 Baths 158.37 sqm 71.8 ha

Elegant Architecture, Generous Apartments The 2 To 4 Room Apartments Are All Spacious, Functional And Have Been Designed To Let In...

At a Glance

Reference MFH-
PROAN2133007

Bed 2

Land 71.8 ha

Near to Cogolin

Bath 1

Pool No

Price €418,000

Hab.Space 158.37 sqm

Land Tax N/A

Property Description

ELEGANT ARCHITECTURE, GENEROUS APARTMENTS

The 2 to 4 room apartments are all spacious, functional and have been designed to let in light for brighter interiors. For your comfort, the apartments benefit from beautiful volumes and living rooms widely open onto outdoor terraces.

or private gardens.

Each accommodation has partitions and wooden panels on the terraces which guarantee everyone privacy at all times of the day.

Choosing this residence means favoring elegance, comfort and the requirement of durability in a wooded and calm environment in the heart of Cogolin. The residence meets the 2012 Thermal Regulations which guarantee maximum comfort for minimum energy expenditure.

IN COGOLIN, CLOSE TO THE CITY CENTRE, SHOPS AND PORT

Located halfway between Saint-Tropez and Sainte-Maxime, backed by the Massif des Maures, Cogolin offers you a very pleasant living environment on the Mediterranean coast. The residence is ideally placed

7 minutes walk from shops, in a quiet and wooded environment. Rich in all the advantages of a city on the French Riviera, Cogolin offers a lively cultural life, many restaurants and local shops, schools, colleges.

Extending to the sea, Cogolin benefits from 2 ports: Les Marines de Cogolin and Port Cogolin. From your residence you can easily get to the city centre, the ports and also the numerous sandy beaches towards Pampelonne.

Only a few minutes away, you can reach the village of Grimaud and its listed castle, Ramatuelle and its open-air theater at the internationally recognized festival or the mythical village of Saint-Tropez with its many summer activities...

The services and materials have been chosen with the greatest care for the comfort and well-being of the residents. The extended stays of large bay windows opening onto terraces or private gardens offer you real living spaces.

Designed to blend in perfectly with the environment, the architecture, both contemporary

and traditional, plays with shades of stone and ocher tones, in order to offer you a pleasant living space inspired by the style of village houses. of Cogolín.

AN EXCEPTIONAL SITUATION, STANDING APARTMENTS

Very spacious and bright, all the accommodations benefit from very good amenities.

The large living rooms open onto beautiful terraces have electric shutters, the bedrooms are equipped with cupboards, the bathrooms are decorated with tiles and wall friezes...

STANDING SERVICES

- Comfort
- Porcelain stoneware floor in all rooms
- Equipped bathroom: 20X40 wall tiles, vanity unit, mirror, heated towel rail, extra-flat shower tray or bathtub
- Play area equipped with 12X5m pétanque court n A2P* insulated landing doors
- Sound and Thermal Insulation (RT 2012)

Security

- Closed and secure residence
- Entrance hall accessible by videophone and digicode

Standing

- Aluminum sliding windows in the living room
- Individual garages of the closed "box" type, in the basement n Elevator
- Private terraces in porcelain stoneware slabs on pedestals

A very nice location: By road:

- 8 minutes from Grimaud
- 12 minutes from Saint-Tropez
- 19 minutes from Sainte-Maxime
- 15 minutes from the beaches and the port of Cogolin

- 38 minutes from the A8 motorway

Le Luc exit

- 17 minutes from Ramatuelle

Walk:

- 8 minutes from local shops
- 10 minutes from schools and colleges
- Bus stop near

Airport:

- Toulon - Hyeres 52mn

Summary

Property type:	New Build and Off-Plan
Bedrooms:	2
Bathrooms	1
Price	€418,000

Key Information

Internal Area:	158.37 sqm
Land Area:	71.8 ha

Location: Provence-Alpes-Cote d'Azur



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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

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C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN



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