



Thoniel Immobilier



Carine Thoniel
IMMOBILIER

COGOLIN

FOR SALE NEAR THE CENTER OF COGOLIN,
PRETTY HOUSE WITH GARDEN AND TERRACES

740 000 €

Ref. WA4043



Thoniel Immobilier

Description

Situated close to amenities (schools and shops), this extremely well-maintained semi-detached house sits on a plot of 220 m².

With approx. 120 m² of living space, the first level comprises an entrance hall, double living room, bright fitted kitchen, utility room and toilet. Upstairs there is a bathroom/wc, 3 air-conditioned bedrooms, one of which has a south-facing roof terrace. Plus two large terraces of 42 and 51 m², beautifully landscaped with flowers. On sale at the Carine Thoniel agency.

Key Features

- City : Cogolin
- Living area : 120 m²
- Exposition : South
- View : Garden
- Levels : 2
- Rooms : 4
- Built in 1970
- Property tax : 1 692 €
- Price: 740 000 €

Energy consumption

Energy rating 222 kWhEP / m².an (D) - Climate class 44.2 kg CO₂ / m².an (D)

Estimated annual energy costs for standard use, based on 2021 energy prices: 2430 € ~ 3288 €

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

- Fireplace
- Heating : Fuel oil
- Sanitation : Main drainage







Thoniel Immobilier

Marion Thoniel

marion@thoniel-immobilier.com

+33 (0)6 09 60 52 48

Carine Thoniel Immobilier

+33 (0)4 94 55 21 84

www.thoniel-immobilier.com

Boulevard des Aliziers - 83310 Grimaud



Grimaud
Golfe de Saint-Tropez