COLDWELL BANKER
EUROPA REALTY

House Lorgues 152 m²



SALE PRICE : 845 000 €

EMAIL : ESTERELREALTY.SAINTRAPHAEL@COLDWELLBANKER.FR

EXCLUSIVITY

44 Avenue du Général Leclerc
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DESCRIPTION

A Confidential Address Between Art de Vivre and Heritage Strategy

An Arrival Promising Intimacy

At the end of a private lane bordered by majestic trees, where the golden Var light caresses the hills, lies a rare property. Combining the nobility of Provençal tradition and contemporary design, this 205 sqm villa set on a 2,466 sqm enclosed plot embodies Mediterranean refinement, designed to reconcile

exceptional resort living with a sound patrimonial vision

A Rhythmic Architectural Signature

At first glance, the façade charms with its staggered lines and traditional roof tiles. The porch entrance introduces a constant dialogue between interior and exterior, orchestrated around two intimate patios and a vast 20 sqm south-facing terrace, offering rare elegance in light and shadow.

Interior Spaces and Art de Vivre

The main living room impresses with its through-light and a fireplace opening onto the garden. The adjoining kitchen blends a revisited Provençal style with modern efficiency.
On the ground floor, a master suite forms an intimate haven, while upstairs, an airy landing leads to two beautiful bedrooms and a thoughtfully appointed
bathroom

Amenities and Hospitality Flexibility

On the garden level, a 65 sqm independent two-bedroom apartment offers total autonomy, ideal for welcoming guests or deploying a high-yield seasonal rental asset.
A 21 sqm laundry room, a cellar, and a double garage complete these features (Daikin air conditioning, custom storage) to optimize property management and valuation.

A Mediterranean Outdoor Setting

Without any overlook, the landscaped park celebrates centuries-old olive trees.
The outdoor jewel deploys a swimming pool bordered by a Bavarian stone deck, a pool-house with a summer kitchen and pizza oven, and a boules court.
A 3-vehicle carport and 7 parking spaces finalize the estate.

Just steps from Lorgues' gourmet tables, at the gateway to the lakes and coves of the Var coast, this domain

celebrates the magic of the Provençal art de vivre.

Brochure

Williams Aureille
Prestige Real Estate consultant
Global Luxury Brand Spécialist

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FEATURES

Property type:	House	Area:	152.0 m²	Number of rooms:	8 rooms
Number of bedrooms:	3 bedrooms				

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): B 109

Greenhouse gas emissions (GHG) index: A 4

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