COLDWELL BANKER
EUROPA REALTY

House Lorgues 305 m²



SALE PRICE : 1 860 000 €

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DESCRIPTION

Surrounded by vineyards in a peaceful setting, this stone property invites you to experience Provence throughout the seasons. Nearly 1.8 hectares provide a generous setting, with landscaped areas, olive trees, pines and woodland.

Designed for family gatherings and holidays with friends, the property offers approximately 300 m² of accommodation, comprising the main villa, an adjoining one-bedroom apartment and an independent studio with a shower room. Each of the villa's four bedrooms has its own bathroom, ensuring privacy for everyone.

Days unfold naturally around the heated 15 × 7.5-metre saltwater swimming pool. A spacious terrace with a Jacuzzi, a sauna and a covered, open-air fitness area offer further opportunities for relaxation.

As the light fades, the covered bar area welcomes shared moments after a game of pétanque or a few approach shots on the dedicated golf practice area. Discreetly integrated speakers accompany evenings around the pool and on the terrace. An ornamental pond of approximately 70 m², complete with a fountain, complements the outdoor spaces.

The grounds extend into woodland, providing space for nature and leisurely walks. An enclosed double garage and ample parking make it easy to welcome guests.

Lorgues adds the charm of its village, its Provençal market and the pleasures of local gastronomy and surrounding vineyards. Chez Bruno, Château de Berne, Château Roubine and La Martinette all contribute to this way of life, while Cannes and Saint-Tropez invite you to enjoy coastal escapes.

A holiday home for entertaining, unwinding and creating memories in Provence.

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

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FEATURES

Property type:	House	Area:	305.0 m²	Property tax:	€4.00
Number of rooms:	7 rooms	Number of bedrooms:	4 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): B 75

Greenhouse gas emissions (GHG) index: A 2

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