COLDWELL BANKER
EUROPA REALTY

House Lorgues 240 m²



SALE PRICE : 899 000 €

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DESCRIPTION

The Provençal art of living combined with an exceptional lifestyle and investment opportunity.

Nestled in the sought-after Traverse des Rougons area of Lorgues, surrounded by unspoilt natural beauty, this elegant Provençal property offers approximately 240 sqm of living space, set within 2,870 sqm of beautifully landscaped grounds.

Combining Mediterranean charm, tranquillity and attractive rental potential, this property enjoys a peaceful, private setting, with thoughtfully designed outdoor spaces and a layout that ensures comfort and independence for its occupants.

FOUR INDEPENDENT APARTMENTS AND A SERVICE APARTMENT

The property comprises four independent apartments, ranging from one to three bedrooms, together with a separate service apartment.

The accommodation provides a total of 8 bedrooms, 6 bathrooms/shower rooms and 8 toilets.

Each of the four main apartments benefits from its own private terrace, offering an inviting outdoor living area with no direct overlooking.

This versatile layout is ideally suited to a variety of projects: a primary residence generating additional rental income, a multi-generational family property or a holiday rental business.

The service apartment provides valuable additional accommodation for family, guests or staff, depending on individual requirements.

AN EXCEPTIONAL SETTING AND BEAUTIFULLY LANDSCAPED GROUNDS

Surrounded by Mediterranean vegetation, the landscaped gardens feature an automatic irrigation system and several peaceful relaxation areas.

At the heart of the outdoor space is a beautiful 10 × 4 metre heated saltwater swimming pool, complemented by a spacious sun terrace and an outdoor shower.

The various private terraces allow residents and guests to make the most of the Provençal climate while enjoying privacy and tranquillity.

The property also offers parking facilities for up to 8 vehicles.

AN ESTABLISHED RENTAL BUSINESS WITH FURTHER GROWTH POTENTIAL

One of the property's key advantages is its existing holiday rental activity, combined with significant potential for further development.

Three of the four main apartments are currently operated as holiday rentals, generating approximately €40,000 in annual rental revenue, according to the financial statements provided.

The fourth apartment is currently occupied by the owners, while the service apartment is reserved for private use.

This arrangement offers the opportunity to enjoy a private residence while benefiting from an established rental income, or to explore a more extensive rental operation to increase revenue, subject to applicable regulations and authorisations.

The property's peaceful setting, independent accommodation and authentic Provençal atmosphere make it particularly appealing to holidaymakers seeking comfort, privacy and relaxation in the South of France.

KEY FEATURES

Desirable location in Lorgues, within a peaceful, green residential setting.

Four independent main apartments plus a separate service apartment.

Eight bedrooms, six bathrooms/shower rooms and eight toilets.

Approximately 240 sqm of advertised living space.

Beautifully landscaped grounds of 2,870 sqm with automatic irrigation.

Heated 10 × 4 metre saltwater swimming pool and spacious sun terrace.

Private terraces with no direct overlooking.

Parking for up to eight vehicles.

Established holiday rental activity with documented income.

Opportunity to further develop the rental business.

Excellent energy efficiency rating: EPC Class B.

A UNIQUE PROPERTY OFFERING MULTIPLE POSSIBILITIES

Whether you are seeking a charming primary residence with additional income, a spacious family retreat or an investment property with holiday rental potential, this exceptional estate offers a compelling combination of quality of life, independent accommodation and long-term investment appeal.

A rare opportunity to embrace the Provençal lifestyle while benefiting from an established income-generating property.

Asking Price: €899,000 – Agency Fees Included

Detailed financial information and further details regarding the existing rental activity are available upon request.

JULIE CHIAPPETTA
Prestige Real Estate Consultant Global Luxury Brand Specialist

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FEATURES

Property type:	House	Area:	240.0 m²	Property tax:	€4.00
Number of rooms:	12 rooms	Number of bedrooms:	8 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 97

Greenhouse gas emissions (GHG) index: A 3

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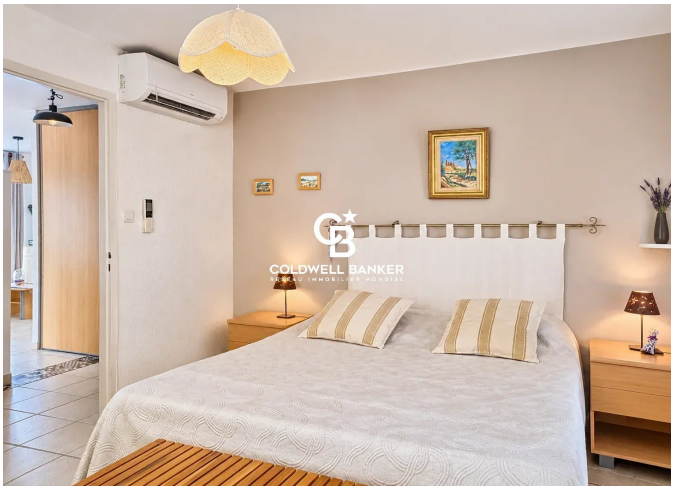
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