COLDWELL BANKER
EUROPA REALTY

House Lorgues 280 m²



SALE PRICE : 850 000 €

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DESCRIPTION

Lorgues (83510) | 280 m² | 4,600 m² plot | 10 Rooms | Swimming Pool & Outbuildings

Discover a true sanctuary of serenity in the heart of Dracénie.
Located on the prestigious Route des Arcs, this character bastide combines the timeless charm of stone with the most modern demands for comfort and ecology.

A Character Interior with Spacious Rooms
The main building spans 280 m² over three levels, offering generous and warm living spaces:

On the garden level: A large, bright living room with an open kitchen opens through large bay windows onto a terraced garden. A magnificent vaulted cellar, accessible from the back kitchen, will delight fine wine enthusiasts.

On the mezzanine level (half-floor): A library lounge with a period fireplace for your winter evenings.

On the second floor: You will find a large bedroom, a smaller room currently used as an office, and a bathroom.

On the 3rd floor: A huge living space (with the possibility of converting it into a game room or other use) and two spacious bedrooms, a bathroom, and separate toilets.

An Estate Designed for Entertaining and Rental Income
Unique in the area, the property offers exceptional modularity to host family or guests in complete independence:

Two prestigious suites (30 m² each) with private entrances and en-suite shower rooms.

An independent 18 m² studio, ideal for immediate rental income or a caretaker.

Double access: Two entrances with automated gates ensure complete privacy between the private spaces and the guests.

A Bucolic and Eco-Friendly Exterior
The 4,600 m² grounds, completely enclosed and not overlooked, are a tribute to Provençal nature: centuries-old olive trees, oaks, vines, and a historic dovecote.

Relaxation Area: An 11 x 5 m swimming pool, fully renovated in 2023.

Premium Amenities: Heat pump and new solar panels (2023) for energy autonomy and lasting comfort.

Outbuildings: Large garage and annex with a new roof.

The Ideal Location
Just a few minutes from the highly sought-after village of Lorgues and its famous markets, and only 15 minutes from the Les Arcs-Draguignan TGV train station.

"A rare property that ticks all the boxes: old-world charm, major energy renovations carried out, and independent guest accommodation that generates income. A secure heritage investment in a rapidly appreciating sector."

Prix: 850 000€ FAI

JULIE CHIAPPETTA
Prestige Real Estate Consultant Global Luxury Brand Specialist

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FEATURES

Property type:	House	Area:	280.0 m²	Number of rooms:	10 rooms

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): C 134

Greenhouse gas emissions (GHG) index: C 25

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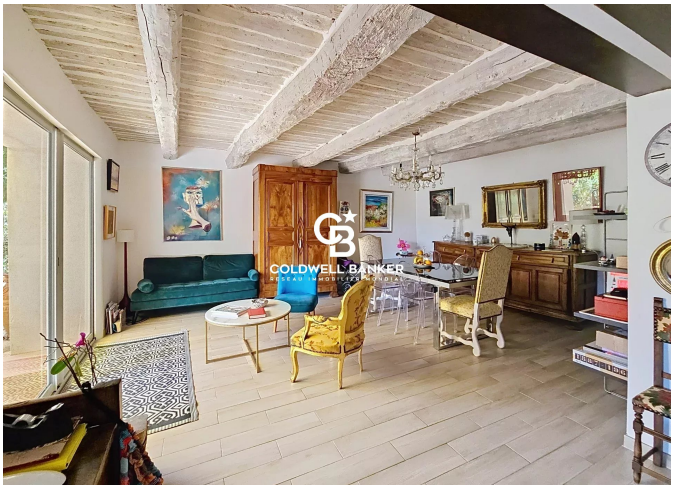











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