

Maison Lorgues 250 m²



PRIX DE VENTE : 990 000 €

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DESCRIPTION

LORGUES: CHARMING BASTIDE & HIGH-YIELD INVESTMENT ESTATE

Provençal elegance, absolute serenity, and exceptional profitability.

Nestled in the highly sought-after Traverse des Rougons area, in the heart of a preserved and perfectly quiet environment, discover this magnificent 250 m² property. It features high-end amenities set within a 2,870 m² landscaped park.

A UNIQUE CONCEPT: PRIVACY & VERSATILITY

A true haven of peace hidden from view, this villa has been intelligently designed to offer 5 independent apartments (ranging from studios to 3-bedroom apartments), totaling 8 spacious bedrooms, 6 shower rooms, and 8 WCs.

The hallmark of this property? Total privacy. Each apartment boasts its own private terrace, ensuring every occupant enjoys perfect intimacy—making it ideal for a large family or a luxury rental business.

EXTERIORS & ART DE VIVRE

The park, a lush greenery screen equipped with automatic irrigation, is an invitation to relax:

Aquatic Space: A superb 10x4m free-form, heated salt-water pool, complemented by a vast solarium terrace and an outdoor shower.

Parking: A dedicated parking area that comfortably accommodates vehicles for all residents.

Environment: An area "sanctuarized" by local urban planning (PLU), guaranteeing the long-term tranquility and land value of your investment.

A RARE PATRIMONIAL ASSET

Beyond its architectural charm, this property is a powerful economic engine. It is currently successfully operated with excellent ratings on major rental platforms:

Exceptional Yield: Ideal for a professional or non-professional furnished rental investment (LMNP/LMP) or for a lifestyle project that is entirely self-financing.

Impeccable Condition: No work required; "turnkey" high-end features.

KEY HIGHLIGHTS:

▮ Premium Location: Desirable Rougons district.

▮ 5 Independent Apartments: Each with private terraces.

▮ High-End Amenities: Heated salt-water pool and quality finishes.

▮ Immediate Income: Proven and secure rental revenue.

▮ Capital Growth Potential: Land scarcity in Lorgues ensures future value.

Price: €990,000 (Agency fees included)

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CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	250.0 m ²	NB de pièces :	12 rooms
NB de chambres :	8 bedrooms				

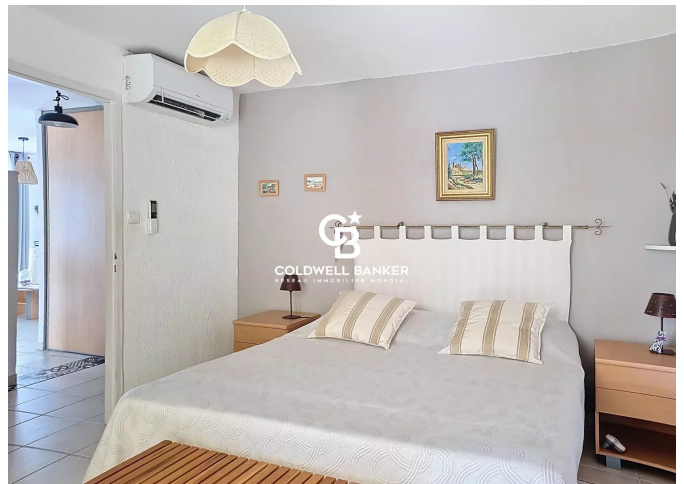
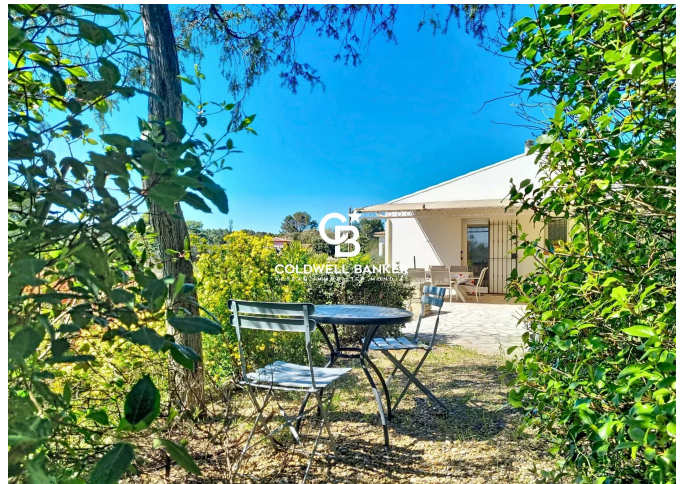
Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 112



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