



Property

LORGUES (83)

795 000 €*

* Agency fees to be paid by the seller



188 m²



8 pièce(s)



5 chambre(s)

PROPERTY DESCRIPTION

LORGUES. A guaranteed favorite in a quiet location just a few minutes from the city center!

A large walled property in a superb wooded and landscaped terraced park, of more than 5,000 m² with swimming pool.

It has two independent accommodations for a total living space of 188 m² with a renovated single-storey mason's house on the basement and a pool house next to the swimming pool.

It currently offers 4 bedrooms. It offers its guests a secure masonry swimming pool with mosaics of 9.5 m*4.5 in privacy, more than 100 m² of terraces and a pétanque court to relax and share good times.

This elegant residence with panoramic views is quietly nestled in lush greenery. It can be used at the pool house level for seasonal rental in a privileged setting conducive to rejuvenation.

It is located 100 km from NICE airport, 45 km from the sea and the Verdon gorges and 16 km from the ARCS and DRAGUIGNAN TGV station.

The main residence with a living area of 115 m² offers a wonderful warm living space of 44 m² with open kitchen. It currently has 3 bedrooms.

The whole has been renovated with great taste and forms a beautiful family home in a rustic style imbued with nobility and authenticity.

Its finished basement includes a 48 m² tiled garage, a real wine cellar, a shower and a WC.

The pool house of 73 m² of living space offers a living room with kitchen of 27 m², one or two bedrooms depending on needs.

Its PLUS:

Electric gate with intercom, 2 single-storey accommodations, optical fiber, reversible air conditioning in the living room, double glazing throughout, excellent insulation of the roof and walls, good energy performance, softener, total potential of 5 to 6 bedrooms, swimming pool with electric roller shutter, pizza oven, garage, carport, indoor parking, 11,000 liter water reserve... Everything is there to please you!

This little corner of paradise in an exceptional setting is there, out of sight and ready to live happily!

To discover quickly!

Complete file on request.

Do not hesitate to call me for any additional information and to organize a visit.

You can consult my customer testimonials and my other properties for sale on my website etienne.kempeneers.capiFrance.fr

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

Fees are the responsibility of the seller.

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

**** ENGLISH SPEAKERS:** please note that CapiFrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our CapiFrance website directly. We look forward to finding your dream home!



Benoit MORIMONT

DRAGUIGNAN (83300)

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 841923

Property type Property

Year of construction 1987

Exposure S-W

V Vue dégagée, Panoramique, sur Jardin, sur Piscine

SURFACES

Living space 188 m²

Surface Carrez Law 187.9 m²

Living room surface 44 m²

Land surface 5359 m²

COMPOSITION

Number of rooms 8

Number of bedrooms 5

Toilets count 4

Washrooms 3

Terrace 1

DPE/GES

DPE 127

GES 4

APPENDIX

Parking couvert

Parking space 20

Garage 1

Cellar 1

Videophone Non

SERVICES

Air conditioning Yes

Heater électricité économique

Heater climatisation réversible

Heater pompe à chaleur

Kitchen américaine

Swimming-pool Yes

Intercom Yes



CAPIFRANCE
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SAS au capital de 100.000 euros

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