

8 600 000 €

Contact agency

AFIM Real Estate

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For sale luxury property

17 rooms

Surface : 800 m²

Surface of the land : 38051 m²

Year of construction : 2017

View : Campagne

Features :

POOL, pool house, hamman, fireplace,  
Bedroom on ground floor, double glazing,  
Automatic Watering, Laundry room,  
Automatic gate, Acces PMR

14 bedroom

14 show ers

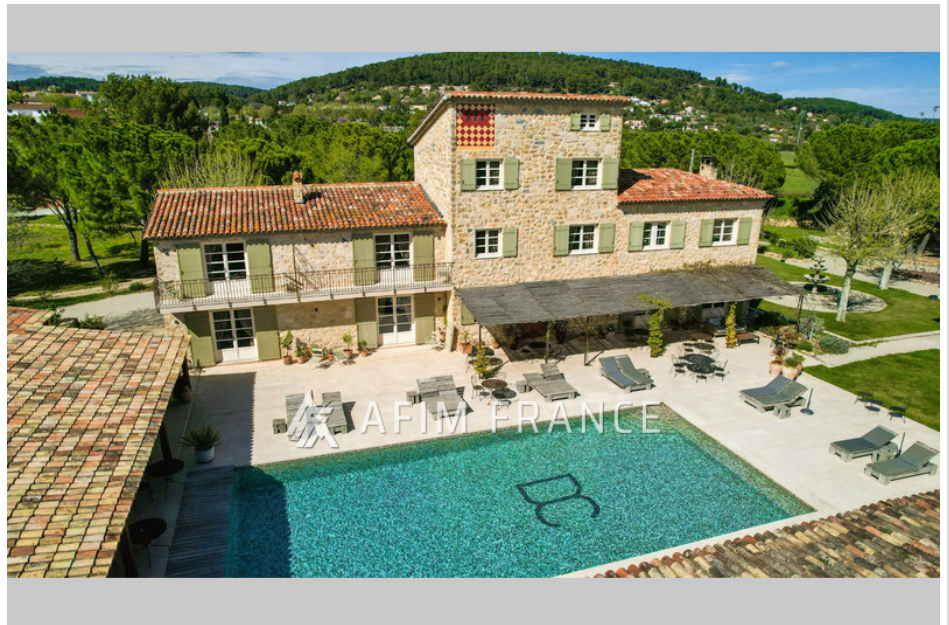
17 WC

1 garage

Energy class (dpe) : A

Emission of greenhouse gases (ges) : A

Document non contractuel



## Luxury property Lorgues

Exclusivity -Lorgues - Exceptional property This magnificent Estate of character nestled in the heart of Provence in the Var, opens its doors for an exceptional living experience in an enchanting setting, a haven of peace. A large automatic iron gate opens onto a fully fenced 3.8-hectare landscaped park of olive trees, revealing the main house, furnished, and decorated with refinement in an authentic style. Several typical south of France stone buildings, including a large pool house and lush gardens, surround the swimming pool (18 x 8 m heated and secured by a roller shutter). The property has a total living area of about 800 m2. The main building is built on 3 levels. The entrance opens onto a vestibule distributing a living room equipped with a fireplace creating a warm atmosphere to enhance peaceful evenings, a spacious dining room with its open kitchen and its imposing fireplace, a bedroom with its ensuite bathroom and dressing room. All these spaces open onto large terraces partially shaded by arbors covered with vines and wisteria, playing on the contrast between shadow and light. The first floor serves 3 bedrooms with generous volumes, with their ensuite bathroom and dressing room. On the second floor, you will discover a master suite duplex with its ensuite bathroom and dressing room with a children's room in the attic. In the basement there is a laundry room and storeroom. A second building of 2 levels, with 8 bedrooms with their ensuite bathrooms, all with independent entrances. To host



large garage are available to accommodate family and guests. The buildings have been renovated to top standards with air conditioning, double-glazing, accessibility facilities for reduced mobility guests, and an automatic watering system to offer contemporary living comfort. The property has also a borehole, a pétanque court and several fountains. The property is located at a 5 minutes' walk from the picturesque and lively village of Lorgues, that has a rich historical past,

with its wineries, shops, and restaurants, two of which are Michelin starred. Nearby, a multitude of points of interest, destinations and activities are available to you: The Gorges du Verdon with its vertiginous limestone cliffs, the listed village of Moustiers Sainte-Marie, overlooking Lake St Croix, further south, St Tropez, a mecca for the international jet set, with its mythical beaches, lively nightlife, yachts... This property enjoys an ideal location: It is 1 hour from Nice airport, 15 minutes from the TGV station, 20 minutes from the motorway and 35 minutes from the mediterranean beaches. The property can also be rented as a guest house or as family home and will suit any lover of elegance wishing to enjoy the Provencal lifestyle.

Fees and charges :

8 600 000 € fees included