

## Price on request

### Contact agency

#### Estate & Law - Properties

100 chemin des virgiles

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### For sale house

4 rooms

Surface : 137 m<sup>2</sup>

Surface of the land : 2000 m<sup>2</sup>

Year of construction : 2010

Exposition : Sud

View : Jardin

Hot water : Thermodynamique

Inner condition : GOOD

External condition : GOOD

Couverture : tiling

### Features :

POOL, Bedroom on ground floor, double glazing, Automatic gate, CALM

3 bedroom

2 terraces

1 bathroom

2 showers

2 WC

1 garage

1 parking

Energy class (dpe) : B

Emission of greenhouse gases (ges) : A

Document non contractuel



## House 034 Lorgues

Nestled in the peaceful countryside of Lorgues, this beautiful contemporary home built in 2010 will charm you with its modern comfort, generous living spaces, and privileged setting. The villa offers 137m<sup>2</sup> of living space, complemented by a bright 14m<sup>2</sup> veranda, perfect for enjoying garden views throughout the year. Set on a flat, landscaped 2000m<sup>2</sup> plot, the property features a saltwater swimming pool and a garage, all impeccably maintained. The spacious and light-filled living area includes an open-plan kitchen opening onto a large lounge, enhanced by sliding pocket windows that create a seamless connection between indoor and outdoor living. A practical utility room with direct access to the 38m<sup>2</sup> garage completes this well-designed living space. The sleeping area comprises three bedrooms, including a master suite with a walk-in dressing room and a private bathroom with bathtub and WC. A second shower room and a separate WC provide comfort and convenience for family and guests alike. Designed for optimal comfort and energy efficiency, the property is equipped with modern features such as home automation, reversible air conditioning, underfloor heating, thermodynamic heating, and solar panels. A true turnkey property, combining comfort, modernity, and tranquility—ideal as a primary or secondary residence—located just minutes from the charming village of Lorgues and the town of Draguignan.

Fees and charges :

