

721 000 €

Contact agency

Agence BBii

30 rue Mgr A.Daumas

06300 Nice

04 97 22 24 83 / bbii.immo@gmail.com

For sale villa

7 rooms

Surface : 210 m²

Surface of the living : 56 m²

Surface of the land : 2100 m²

Year of construction : 2000

Exposition : Plein sud

View : Campagne

Inner condition : excellent

External condition : GOOD

Couverture : tiling

Features :

POOL, electric blinds, Kitchen garden, 2 terraces, Automatic gate, Bedroom on ground floor, CALM, garden sheds

5 bedroom

2 terraces

1 bathroom

1 shower

3 WC

8 parkings

Energy class (dpe) : C

Emission of greenhouse gases (ges) : C

Document non contractuel

03/05/2025 - Prix T.T.C



## Villa 8870/6 Lorgues

LORGUES: BEAUTIFUL SUNNY VILLA IN THE MIDDLE OF NATURE! This villa, full of beautiful energy, has a perfect location for anyone wishing to live in peace and quiet in a green setting while remaining close to all amenities, disconnect from the hustle and bustle of city life while remaining close to Nice and Monaco, and enjoy the quality of life of a dynamic town perfect for children, sportspeople and retirees! In a particularly peaceful setting, this villa offers spacious living spaces. The vegetation is lush, the garden, with its swimming pool, green spaces and vast terraces, creates an open and welcoming concept between the interior and the exterior. This villa is perfect for working in peace, entertaining friends or relaxing after a busy day, reconnecting with nature! With its 130 m² living space, it has a perfect layout, optimized spaces, insulation offering thermal comfort and energy savings. This house, partly clad in wood, pleasant and bright, offers you a 50 m² living room/lounge opening onto a beautiful 70 m² Accoya wooden terrace which invites you to relax for long summer evenings. The fitted and equipped kitchen is discreetly integrated into this beautiful living space. On the same level (ground floor) a first bedroom gives you access to all the spaces. In the privacy of the garden side, a large master suite with private bathroom, separate toilet, dressing room, overlooking the garden, an ideal place to contemplate nature while enjoying breakfast in the shade of the olive trees. On the other side, we discover a



terrace guaranteed for 50 years (does not heat up in the sun and does not cause splinters!) a 5 m³ rainwater recovery tank, part of the roof can be used as a roof terrace, roof checked, possibility of extension (more than 130m² remaining in the PLU) THIS VILLA IS A FAVORITE! INTEGRATED INTO NATURE WILL SURELY SURPRISE YOU. TO DISCOVER! €720,800 HAI - Energy Class C Estimated amount of expenses 1946€ - 2632€ Date of completion of the diagnosis:

11/18/2024 Agency fees payable by the seller Your advisor Isabelle Agence BBii -  
06 62 66 80 00 Contact us now to arrange a viewing and see this villa for yourself.  
Fees and charges :  
721 000 € fees included