

714 000 €

Contact agency

Agence BBii

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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

14/06/2025 - Prix T.T.C



Villa 8870/14 Lorgues

LORGUES: BEAUTIFUL SUNNY VILLA IN THE CONTEXT OF NATURE! SWIMMING POOL! BUILDING LAND! Perfect for 2 families, rental or business premises, or a B&B! Huge potential! This beautiful villa, composed of two independent and communicating living spaces, has a perfect location 13 km from Draguignan and halfway between the Gulf of Saint-Tropez and the Gorges du Verdon, idyllic for enjoying the quality of life of a dynamic town with a rich historical past and surrounded by wine-growing areas. Perfect for working in peace, for children, athletes, retirees, entertaining friends or relaxing after a busy day, simply by reconnecting with nature! In a particularly peaceful setting, this villa offers spacious living spaces, a flat plot that can accommodate a construction of 90 m² on the ground, the vegetation is lush, its swimming pool, its green spaces and its vast terraces, create an open and welcoming concept between the interior and the exterior. With its 210 m² living space, this pleasant and bright house offers you in the first part a 50 m² living room opening onto a beautiful covered terrace which invites you to relax for long summer evenings, guest toilet. The open-plan fitted kitchen with pantry is discreetly integrated into this beautiful living space. On the first floor, 3 beautiful bedrooms, 2 of which have storage, the third with a covered balcony offering a dominant view of the swimming pool, shower and toilet. In the privacy of the West side, adjoining the kitchen and perfect for guests, we discover a



aluminum windows, some in sliding, reversible air conditioning, good insulation, 10 x 5 resin concrete swimming pool, large covered terrace, pool house, west-facing barbecue, 2 gates, rainwater recovery tank, recent roof insulation (5 years). DISCOVER! €714,000 HAI - Energy Class C Estimated expenditure €1946 - €2632 Date of 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 :

714 000 € fees included