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## Newbuilt Villa With Panoramic View - Lorgues

Lorgues , Var , Provence-Alpes-Cote-d'Azur



# €1,090,000

inc. of agency fees

4 Beds      228 sqm      1.45 ha

A great opportunity for this large newbuilt villa benefiting from generous volumes for a development project, ideal for those wishing to release their imagination and customize according to their tastes...

### At a Glance

**Reference** MFH-PROHWCL85464368  
**Bed** 4  
**Land** 1.45 ha

**Near to** Lorgues  
**Pool** No

**Price** €1,090,000  
**Hab.Space** 228 sqm  
**Land Tax** N/A

### Property Description

A great opportunity for this large newbuilt villa benefiting from generous volumes for a development project, ideal for those wishing to release their imagination and customize according to their tastes and aspirations. Located in a sought-after residential area of Lorgues with breathtaking views of the Massif des Maures, close to many renowned vineyards.

This south-facing property with approx. 228 sqm on two levels is composed as follows : on the first floor, a covered porch, an entrance hall, a large and bright living room with kitchen area designed for an open-plan kitchen, a bedroom with shower room and large adjoining room, a second bedroom with bathroom, a third bedroom with shower room, cellar, two toilets.

Several outdoor spaces : three large terraces, including two covered of 70 and 55 sqm to enjoy all year round. On the first floor the parental space offers a beautiful suite with bathroom/toilet and access to the balcony, a dressing room and an office.

The land of 14 510 sqm is already planted with Mediterranean and fruit trees, allows many possibilities and can accommodate horses. Spacious two-car garage and carport. Building permit accepted for a swimming pool up to 60 sqm.

An energy-efficient villa that meets current standards, only 5 minutes by car from Lorgues and shops, 1 hour from Saint-Tropez and Nice International Airport.

## Summary

Property type:	Countryside house
Bedrooms:	4
Price	€1,090,000

## Key Information

Year Built:	2017
Internal Area:	228 sqm
Land Area:	1.45 ha
Property Features:	
• Air-conditioning	
Has Air Conditioning?	Yes

## Location: Provence-Alpes-Cote-d'Azur



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