

# Newbuilt villa with panoramic view - Lorgues

Price : € 1.090.000



**Rooms :** 6      **Bedrooms :** 5      **Bathrooms :** 4      **Sqft :** 228 m<sup>2</sup>      **Type :** House  
**Views :** Countryside      **Land Area :** 14510m<sup>2</sup>      **Reference ID :** 85464368 / O6703

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, cellar ; a bedroom with bathroom, a second bedroom with shower room, guest toilet. An independent studio composed of a living room with fitted kitchen and a bedroom with shower room/toilet.

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.

## Features :

Water softener	Air-conditioning	Double flow ventilation	Electric shutters
Car port	Irrigation sprinkler	Outdoor lighting	Optical fiber
Video security	Double glazing		Electric awnings
Crawl space			

## Area`s:

1 Land	1 Entrance	1	1 Master bedroom
1 Bedroom	1 Bedroom	2 Bathroom	2 Shower room

1 Walk-in closet

1 Walk-in closet

1 Root cellar

1 Study

3 Lavatory

1 Studio

1 Bedroom

1 Terrace

1 Terrace

1 Terrace

1 Balcony

1 Garage

**Nearby:**

Airport (60 minutes)

Highway (20 minutes)

Town centre (5 minutes)

Movies (3 minutes)

**Shops**

Energy - Conventional consumption Class : A  
Energy - Emissions estimate Class : A

Energy - Conventional consumption : 26 kWh/m<sup>2</sup>.year  
Energy - Emissions estimate : 1 kg éqCO<sub>2</sub>/m<sup>2</sup>.year



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