

845 000 €

Contact agency

Laroca Immobilier

Place de la mairie

66740 Laroque des Albères

+33 (0)4 68 39 20 94 / info@laroca-immobilier.com

For sale villa

5 rooms

Surface : 194 m²

Surface of the living : 60 m²

Surface of the land : 11249 m²

Year of construction : 2000

Exposition : Sud

View : Dégagée

Hot water : Electrique

Inner condition : excellent

External condition : GOOD

Couverture : tiling

Features :

TERRACE, POOL, Bedroom on ground floor, double glazing, air conditioning, CALM

4 bedroom

2 terraces

3 bathrooms

1 garage

Energy class (dpe) : C

Emission of greenhouse gases (ges) : D

Document non contractuel



### Villa 3953 Lorgues

Villa for sale in Lorgues (Var) Villa in perfect condition set in a quiet location, surrounded by 1 hectare of land. Built in 2000, this villa has all the features you could wish, with most rooms facing south with bay windows opening to the pool area, in a dominant position and with a large land plot easy to maintain. The hall leads onto the large bright living room of 66 sqm, with 3 bay windows opening onto a covered terrace and the 10m x 5m tiled and heated pool & pool house. Next to the 15 sqm fitted kitchen is a both a pantry, a store room and the large 22 sqm garage. 3 of the bedrooms (15 sqm, 15 sqm, 11 sqm) have a shower or bathroom en suite, and the 4th bedroom (12 sqm) is currently used as an office. Features include electric gates, alarm, double glazing with PVC windows, wood shutters in good condition, oil central heating as well as reversible air conditioning with a DPE rating (energy consumption) of B and C. The land has Mediterranean pines and olive trees, and has 2 entrances for cars with plenty of parking space and a car port for 2 cars. Close to the vibrant village of Lorgues, this house is perfect as a permanent home or easy to run holiday home. Contact Laroca Immobilier !

Fees and charges :

845 000 € fees included

