

Elegant Provençal Villa with Pool & Countryside Views in Lorgues



INFORMATION

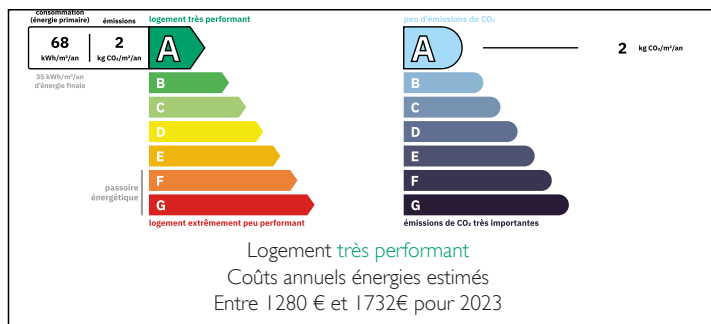
Town:	Lorgues
Department:	Var
Bed:	3
Bath:	2
Floor:	196 m2
Plot Size:	6801 m2

IN BRIEF

Set within approximately 6,800 m² of flat, enclosed grounds in a peaceful area of Lorgues, this well-maintained villa offers around 196 m² of living space together with open countryside views and excellent privacy. Built in 2006/2007, the property combines generous interior volumes with traditional Provençal character and strong energy performance (DPE A).

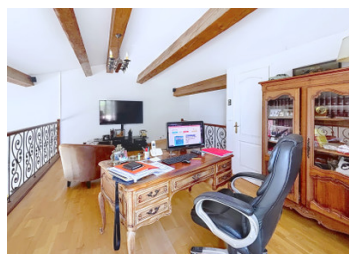


ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

The main living space is particularly impressive, featuring a cathedral ceiling with exposed timber beams, stone detailing, wrought iron balustrades and large sliding openings onto the terraces and gardens. The elevated mezzanine level creates a bright and open atmosphere and is currently arranged as an office and additional sitting area.

The fitted kitchen is presented in a traditional Provençal style with solid wood cabinetry, exposed beams and direct access onto the terrace, creating an easy indoor-outdoor flow for dining and entertaining.

The property offers three bedrooms, including a spacious principal suite with high ceilings, garden access and a large en-suite bathroom with double basins, bath and walk-in shower. The additional bedrooms are bright and well proportioned, with views onto the surrounding greenery.

Outside, the grounds are landscaped with mature olive trees, cypress planting and natural stone retaining walls. The swimming pool area enjoys a dominant position overlooking the gardens and surrounding countryside, while the central stone patio and authentic cabanon add further character to the property.

In addition to functioning as a comfortable full-time residence, the property is particularly well suited as a second home for international buyers seeking a Provençal lifestyle property with good year-round accessibility. The village of Lorgues is highly regarded among both French and international residents, with an established year-round expatriate community and strong seasonal appeal thanks to its restaurants, markets, vineyards and surrounding countryside.

The property is conveniently positioned within easy reach of the TGV station at Les Arcs, providing direct high-speed rail connections...

LOCAL TAXES

Taxe foncière: 4236 EUR

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