



**LARGE MEDITERRANEAN
VILLA IN A RESIDENTIAL AREA
FACING A FOREST**

📍 **LORGUES**

998 000 €

REF : V95M104



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5 BEDROOM VILLA | FACING A BEAUTYFUL WOOD | LORGUES (835 10)

LARGE SWIMMING POOL | MEDITERRANEAN GARDEN | RESIDENTIAL PROTECTED AREA

A **five-bedroom villa, mostly on one level**, featuring a **cathedral-style living room with fireplace**, a large **swimming pool**, and a **pool house**, reminiscent of the architecture of grand Californian villas. White façades, red tiles, Genoese-style roofs, and arcaded terraces blend together harmoniously.

The **flat, enclosed plot of 4,000 m² facing a non-buildable wood** is beautifully **landscaped with olive trees, cherry trees**, and other fruit trees, offering a **privileged natural setting near Lorgues**.

The living areas are spacious: **a large lounge shares a double-side fireplace with a dining room, and a beautiful kitchen with a central island and black marble countertops**. On the night side, there are **three ground-floor bedrooms, including one master suite with its own bathroom/shower and walk-in closet**, complemented by two upstairs bedrooms each with their own shower rooms. The villa's layout, with its openings to the outdoors, allows for the creation of an independent studio. A former garage has been converted into a workshop. Laundryroom, basement wine cellar; automatic blinds, gate and irrigation system; home automation, alarm system, video intercom, and fiber internet.

The villa is fully **air-conditioned with an energy rating of class C**. Wastewater is treated via a recent micro-station, with a well for garden irrigation and mains water for the house. **Garage for two vehicles. A rare property thanks to its stylish architecture, high-end features, and prime location.**

FEATURES

• Built in	1997
• Living room	51 m ²
• Bedrooms	5
• Shower rooms	3
• Bathroom	1
• WC	4
• Kitchen	Equipped
• Number of covered terraces	3
• Sewage	New Micro-station
• Swimming pool / Pool house	Yes
• Garage	2 cars

INFORMATIONS

• Selling price (*)	998 000 €
• Property inland tax	3 946 €
• Property subject to co-ownership	No
• Private residential area	Yes

(*) *Agency fees paid by the seller*

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220 M²



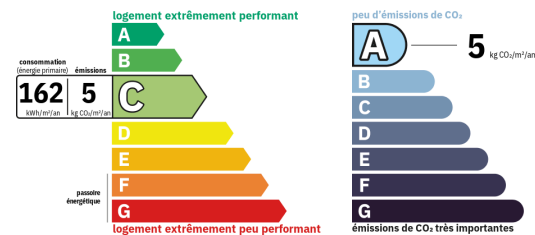
8 ROOMS



5



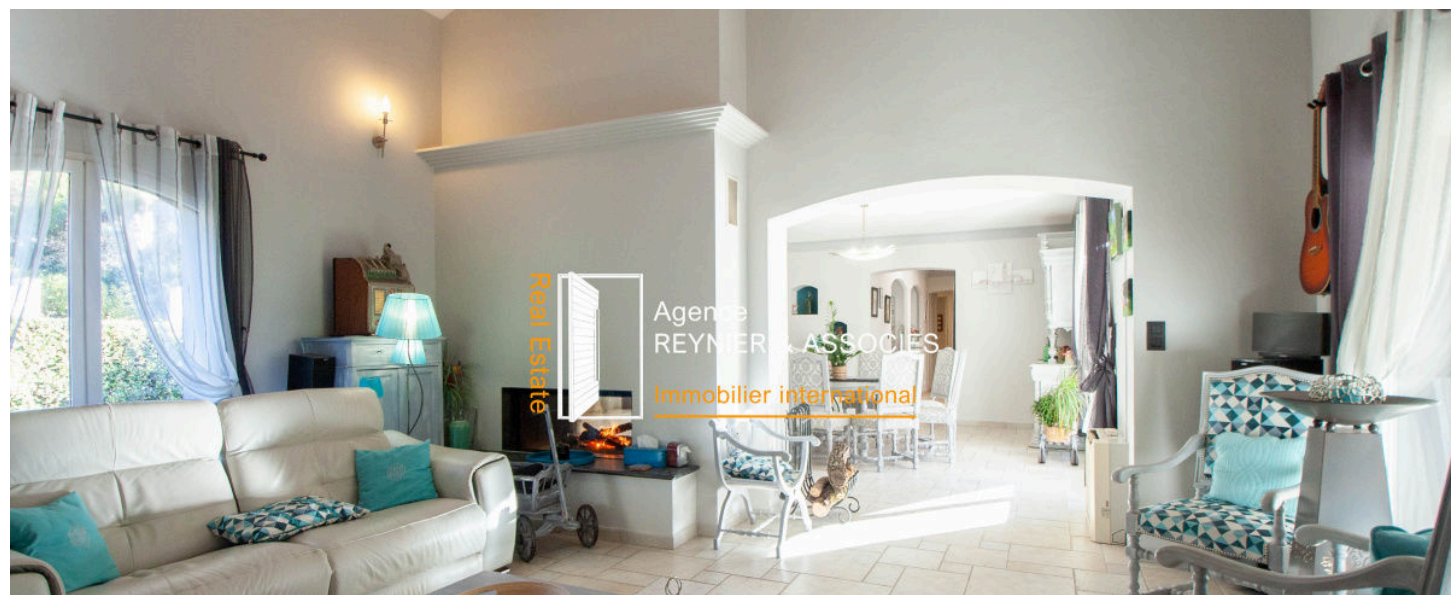
4000 M²

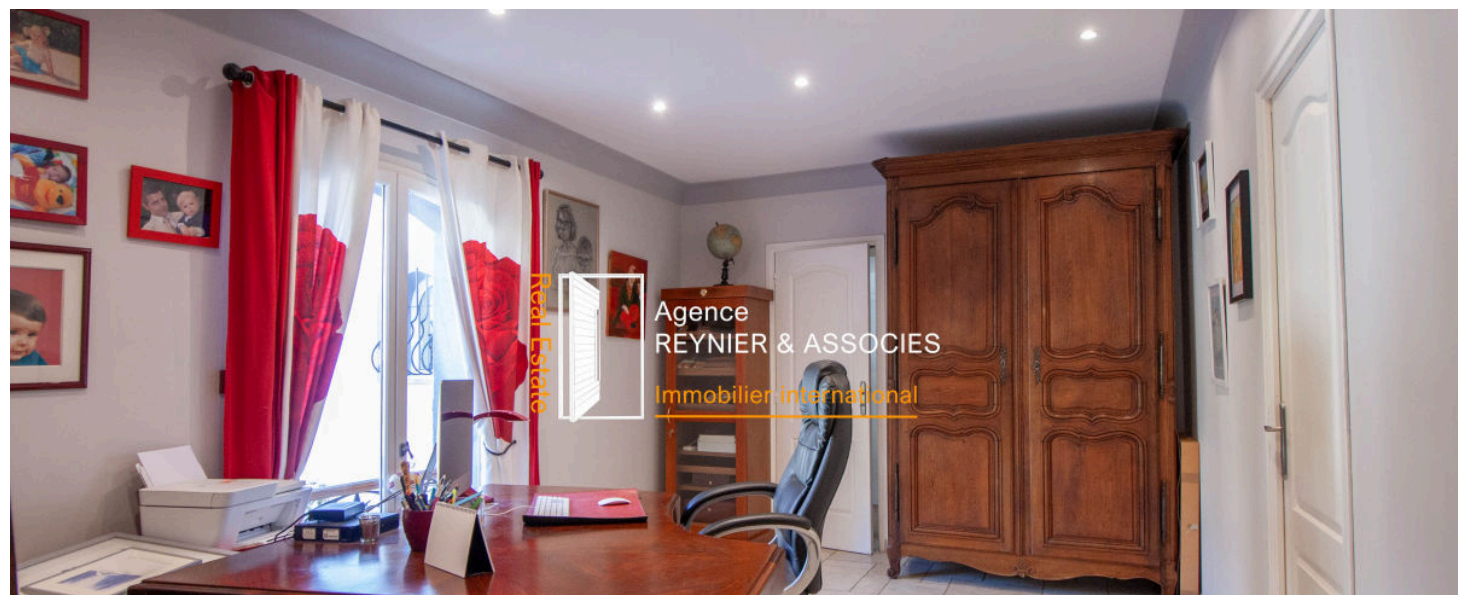


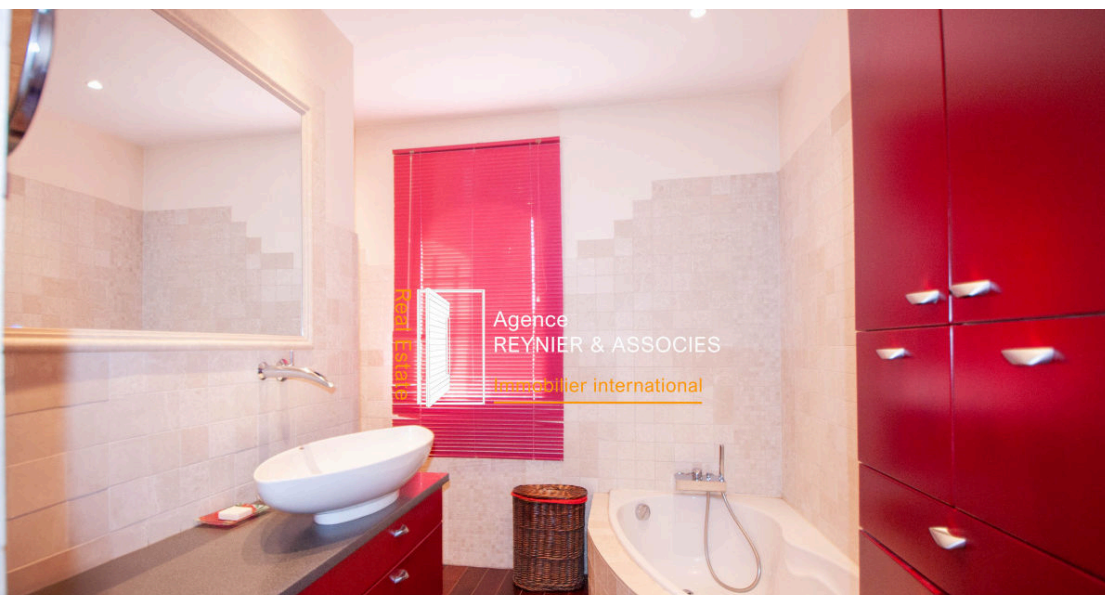
Estimated amount of annual energy expenditure for this accommodation for standard use is between 1470 € and 2050 €.

The floorplans of this villa are available on our site www.agencereynier.com

PICS











REYNIER ET ASSOCIÉS

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