



# COMPAGNIE PROVENCALE

## Agence Immobilière



759 000 €

### Buying villa

4 rooms

Surface : 130 m<sup>2</sup>

Surface of the land : 3588 m<sup>2</sup>

Year of construction : 1986

Exposition : Sud

View : Campagne

Hot water : Gaz

Inner condition : excellent

External condition : good

Couverture : tiles

### Amenities :

pool, pool house, air conditioning,  
fireplace, Bedroom on ground floor,  
Chauffage centrale, Automatic Watering,  
garage, Automatic gate, calm

3 bedroom

3 terraces

3 showers

3 WC

1 garage

1 parking

1 cellar

### Legal information

759 000 €

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)



### Villa Lorgues

LORGUES Charming small property close to the city center, quiet and not overlooked. Traditional villa of 130 m<sup>2</sup>, benefiting from a stone cellar, a garage and workshop, a beautiful swimming pool and a pool house. All on flat, landscaped land of 3,588 m<sup>2</sup>, fully fenced and equipped with an electric gate. The single-storey villa consists of a real entrance with high ceilings, an office, a double living room, dining room / lounge with insert fireplace opening onto a covered terrace of 40 m<sup>2</sup>, a fitted and equipped independent kitchen, two bedrooms, one with a shower room with Wc and the other with a bathroom with Wc. A third independent bedroom with shower room and toilet adjoining the villa and a laundry/boiler room. Outside, a 25 m<sup>2</sup> pool house equipped with a small living room, a summer kitchen and barbecue, accessible from the swimming pool. A garage and a storage shed. Double glazing, central air conditioning and heating, micro wastewater...

Document non contractuel - 09/05/2024



Carte Professionnelle : 6901 2020 000 045 379 – CCI de Lyon- RCS : Lyon 890 604 929

Code NAF : 68312 - SIRET : 89060492900012