## € 2 600 000

## **Buying house**

Surface of the living : 50 m<sup>2</sup> Year of construction : 2012 Exposition : Sud View : Dégagée Hot water : Géothermie Inner condition : excellent External condition : Exceptionnel Couverture : tiles Amenities : pool, pool house, fireplace, Bedroom

on ground floor, double glazing, Automatic Watering, Laundry room, Automatic gate, Calme

6 bedroom 1 terrace 6 bathrooms 6 showers 6 WC 3 garages 5 parkings

Energy class (dpe) : B Emission of greenhouse gases (ges) : A

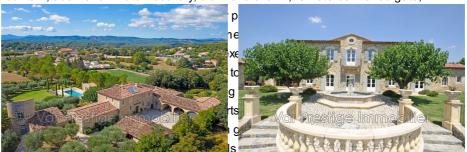
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## House Lorgues

The Ferran Agency invites you to discover this sumptuous country house located on foot from the village of Lorgues, enjoying an idyllic geographical location. A massive gate opens its doors to take us to the main courtyard entirely made of paving stones and welcome us into this splendid property with a surface area of 450m<sup>2</sup>, composed on the garden level of a large entrance serving on the right wing of the country house, the living room with an open stone fireplace, an independent dining room, a fully equipped kitchen with laundry room. Let's enter the left wing and discover a large office, a guest toilet and a majestic master suite including a dressing room, a bathroom/shower room and a private sauna. Let's take the stone staircase and go upstairs to discover three bedrooms each with their own shower room and toilet. The exterior of the property houses a perfectly maintained 7000m<sup>2</sup> garden planted with olive trees, mulberry trees, plane trees and Mediterranean species, a superb 12x5 salt-water swimming pool, heated and pool house. The property offers us high quality services and noble materials, high ceilings, double glazed joinery, geothermal underfloor heating, fountain, 360m3 rainwater recovery, old-world charm, remote-controlled gate,



enchanting place. Information on the risks to which this property is exposed is Ferran Prestige 124 avenue de la gare 883720 Trans En Protence gouv.fr available on the Georisques Website. www.georisques.gouv.fr TéFees and charges :

2 600 000 € fees included Document non Ref. 302V35M em de nrit dicosnible sur notre site internet