

# MAGNIFICENT T7 BASTIDE IN LORGUES STONE

Price : € 995.000



**Rooms :** 10      **Bedrooms :** 7      **Bathrooms :** 2      **Sqft :** 280 m<sup>2</sup>      **Type :** House  
**Land Area :** 4600m<sup>2</sup>      **Reference ID :** 2216 / 2216

Magnificent stone country house located about 280m<sup>2</sup> on Lorgues. The country house consists of a small studio with kitchenette bedroom and a bathroom and with a separate entrance. It offers 2 guest rooms with air conditioning and modern bathroom in each of the 2 bedrooms.

For the living area we will find on the ground floor a dining room as well as an open and modern equipped kitchen giving access to a laundry room and the wine cellar.

On the 1st floor consists of a large living room giving access to the guest room area.

On the 2nd floor consists of a bathroom and 2 large bedrooms, one with a fireplace.

On the 3rd floor: a hallway with separate toilet, a large living room currently used as a child's bedroom, to continue, another bedroom. Finally, a last bedroom which is used as a dressing room.

All with a new 11x5 swimming pool, a shed/workshop, beautiful spaces to park cars on a fenced plot of 4600m<sup>2</sup>.

New heat pump.

Septic tank up to standards.

Do not hesitate to contact us to arrange a visit!

Information on the risks to which this property is exposed is available on the G  orisques website: <https://georisques.gouv.fr>.

Fees charged to the seller

**Features :**

|                  |           |                |               |
|------------------|-----------|----------------|---------------|
| Air-conditioning | Fireplace | Double glazing | Internet      |
|                  |           | Intercom       | Electric gate |
| Swimming pool    |           |                | Barbecue      |
| Well             |           |                |               |

**Area`s:**

|                          |              |           |                       |
|--------------------------|--------------|-----------|-----------------------|
| 1 Land                   | 1 Bedroom    | 1 Bedroom | 1 Dining room         |
| 1 Kitchen                | 1 Linen room | 1         | 1 Living-room         |
| 1 Shower room / Lavatory | 1 Bedroom    | 1 Bedroom | 1 Bathroom / Lavatory |
| 1 Lavatory               | 1 Corridor   | 1 Bedroom | 1 Bedroom             |
| 1 Bedroom                |              |           |                       |

**Nearby:**

Energy - Conventional consumption Class : C  
Energy - Emissions estimate Class : D  
Land Value Tax : 2.900 € / year

Energy - Conventional consumption : 145 kWh/m².year  
Energy - Emissions estimate : 25 kg éqCO2/m².year



See more

<https://www.immo.azurpavillon.com/listing/magnificent-t7-bastide-in-lorgues-stone-85675093>