

# MAGNIFICENT T7 BASTIDE IN LORGUES STONE

Price : € 995.000



<b>Rooms :</b> 10	<b>Bedrooms :</b> 7	<b>Bathrooms :</b> 2	<b>Sqft :</b> 280 m <sup>2</sup>	<b>Type :</b> House
<b>Land Area :</b> 4600m <sup>2</sup>	<b>Reference ID :</b> 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 Géorisques website: <https://georisques.gouv.fr>.

**SAS astrid segaar immobilier**  
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IBAN : FR76 1460 7003 8760 1217 2279 814  
BIC : CCBPFRPPMAR  
TVA intracommunautaire : FR28752484360  
SIRET : 752 484 360 00017 – SAS capital de 1000 €

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://astridsegaar-realestate.com/listing/magnificent-t7-bastide-in-lorgues-stone-85675093>