



478 000 €

**Buying villa**

**6 rooms**

**Surface : 190 m<sup>2</sup>**

**Surface of the living space : 31 m<sup>2</sup>**

**Surface of the land : 2000 m<sup>2</sup>**

**Year of construction : 1980**

**Exposure : Sud**

**View : Dégagée**

**Hot water : Electrique**

**Indoor condition : good**

**Outdoor condition : good**

**Benefits :**

pool, wood burning stove, carport,  
Garage, Bedroom on ground floor, Studio  
indépendant, Laundry room, Automatic  
gate, calm

4 bedroom

1 terrace

4 showers

1 garage

**Energy class (old measure) : D**

**Climate class : B**

Document non contractuel

26/12/2024 - Prix T.T.C



## Villa 10017 Draguignan

DRAGUIGNAN - Quiet and residential area - On a beautiful flat plot of approximately 2536 m<sup>2</sup>, Traditionally built villa of approximately 190 m<sup>2</sup> comprising: Ground floor: Entrance hall with cupboard - Living/Dining room with fireplace opening onto terrace - Separate kitchen with dining area - 4 bedrooms - 2 shower rooms with toilets - laundry room. Upstairs: A 28 m<sup>2</sup> living room opening onto a terrace - Shower room/WC. And independent: Studio with shower room and kitchen area - garage and carport - 5X12 swimming pool

Fees and charges :

478 000 € agency fees 3,35% à the responsibility of the purchaser is included



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Code NAF 6831Z - Garantie financière : LCL - 30 000 € - Document non contractuel