



279 000 €

**Buying house**

**5 rooms**

**Surface : 107 m<sup>2</sup>**

**Surface of the living space : 30 m<sup>2</sup>**

**Year of construction : 1969**

**View : Jardin**

**Hot water : Fuel**

**Indoor condition : to modernize**

**Outdoor condition : good**

**Cover : tiles**

**Benefits :**

fireplace, air conditioning, Double vitrage séjour

4 bedroom

2 showers

1 WC

1 cellar

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

**Climate class : D**

Document non contractuel

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



## House Draguignan

DRAGUIGNAN Near town center - Semi-detached HOUSE of 107 m<sup>2</sup> on two levels:

- Ground floor: Entrance hall - LIVING ROOM 30 m<sup>2</sup> opening onto TERRACE and private garden of 150 m<sup>2</sup> - Separate kitchen - 2 Bedrooms 13 and 12 m<sup>2</sup> - Shower room - Separate toilet. - Floor: 2 Bedrooms 11 and 12 m<sup>2</sup> - Shower room/wc.

Reversible air conditioning in the living room - Fuel central heating - Cellar in the basement and garden chalet. Modernization work to be planned - GOOD GENERAL CONDITION

Fees and charges :

In condominium

279 000 € agency fees 3,23% à the responsibility of the purchaser is included



Agence Draguimmo - 11, Allées d'Azémar - 83300 DRAGUIGNAN

Tél: 04 94 68 73 00 - Fax: 04 94 68 27 84 - draguimmo@orange.fr

Carte professionnelle n°1216 Préfecture VAR - RCS DRAGUIGNAN 315 907 923

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