



435 000 €

Buying villa

4 rooms

Surface : 130 m<sup>2</sup>

Surface of the living space : 40 m<sup>2</sup>

Surface of the land : 760 m<sup>2</sup>

Year of construction : 1900 + 1964

Hot water : Electrique

Indoor condition : excellent

Outdoor condition : good

Benefits :

fireplace, air conditioning, double glazing,

Laundry room, calm

2 bedroom

1 bathroom

2 WC

Energy class (old measure) : C

Climate class : A

Document non contractuel

05/02/2025 - Prix T.T.C



## Villa 10068 Draguignan

DRAGUIGNAN - Close to amenities - On beautiful enclosed land of 760 m<sup>2</sup> - OLD CHARACTER BASTIDE of approximately 130 m<sup>2</sup> composed on two levels: - Ground floor: Living/dining room 40 m<sup>2</sup> - Separate equipped kitchen - Separate room of 12 m<sup>2</sup> (or 3rd bedroom). - Upstairs: Mezzanine - 2 bedrooms (22 with closet and 12.5 m<sup>2</sup>) - bathroom with bathtub and shower - Separate toilet. Garden sheds - Wooden sheds - Workshop - TERRACES GENERAL CONDITION IMPECCABLE

Fees and charges :

435 000 € agency fees 3,45% à the responsibility of the purchaser is included



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