



529 000 €

**Buying villa**

**5 rooms**

**Surface : 152 m<sup>2</sup>**

**Surface of the living space : 21 m<sup>2</sup>**

**Surface of the land : 1938 m<sup>2</sup>**

**Year of construction : 1980**

**Exposure : Sud**

**View : Jardin**

**Hot water : Gaz**

**Indoor condition : good**

**Outdoor condition : good**

**Benefits :**

pool, Bedroom on ground floor, double glazing, Automatic gate, calm

4 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

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

**Climate class : E**

Document non contractuel

24/04/2025 - Prix T.T.C



## Villa 9995 Draguignan

DRAGUIGNAN In QUIET and RESIDENTIAL area on beautiful flat and closed ground of 1938 m<sup>2</sup> - VILLA composed on two levels: - Ground floor: bright LIVING ROOM 21 m<sup>2</sup> opening onto covered TERRACE - KITCHEN with dining room of 27 m<sup>2</sup> - 3 bedrooms 18, 13 and 11.5 m<sup>2</sup> - Bathroom - separate wc. - Floor: a bedroom of 14 m<sup>2</sup> with shower room/wc. Garage 18 m<sup>2</sup> - Swimming pool 10 x 4 m - VERY GOOD GENERAL CONDITION

Fees and charges :

529 000 € agency fees 2,84% 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

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