



# Agence DRAGUIMMO

☎ 04 94 68 73 00

Transaction immobilière sur tout le moyen Var

299 000 €

Buying villa

5 rooms

Surface : 120 m<sup>2</sup>

Surface of the living space : 34 m<sup>2</sup>

Surface of the land : 371 m<sup>2</sup>

Year of construction : 1900

Exposure : Sud

View : Jardin

Hot water : Electrique

Indoor condition : good

Outdoor condition : good

Benefits :

air conditioning reversible stay, double glazing

4 bedroom

1 terrace

1 bathroom

1 shower

2 WC

4 parkings

Energy class (old measure) : D

Climate class : B

Document non contractuel

27/07/2024 - Prix T.T.C



## Villa 9920 Draguignan

DRAGUIGNAN Close to all amenities - HOUSE type F6 of 110 m<sup>2</sup> on 371 m<sup>2</sup> of flat and enclosed land composed on three levels: - Garden level: LIVING ROOM/KITCHEN of 34 m<sup>2</sup> - Separate toilet. - 1st floor: Two bedrooms (13 m<sup>2</sup> with bathroom and 15 m<sup>2</sup> with cupboard). - 2nd floor: Two bedrooms (14.5 m<sup>2</sup> with dressing room and 10 m<sup>2</sup> with cupboard) - Bathroom/wc. Reversible air conditioning in the living room - PVC double glazing - VERY GOOD GENERAL CONDITION

Fees and charges :

299 000 € agency fees 2,34% 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