

249 000 €

Contact agency

Agence Ferran

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For sale villa

3 rooms

Surface : 75 m<sup>2</sup>

Surface of the living : 1 m<sup>2</sup>

Surface of the land : 1155 m<sup>2</sup>

Year of construction : 1976

Hot water : Electrique

Inner condition : to renovate

External condition : a refresh

Couverture : tiling

Features :

AIR CONDITIONING, fireplace, double glazing

2 bedroom

1 terrace

1 shower

1 WC

1 garage

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

Document non contractuel

17/07/2024 - Prix T.T.C



### Villa 8855EW Draguignan

Located a few minutes from the town center of Draguignan, this villa built on two levels offers you on the 1st floor, a living area of 75m<sup>2</sup>. The entrance leads to a separate kitchen (possibility of opening) and a living/dining room area with open fireplace, reversible air conditioning and access to the terrace. As for the sleeping area, it is made up of two bedrooms, a cupboard, a WC and a bathroom. On the ground floor, a spacious garage with windows and a cellar. The 1155m<sup>2</sup> plot benefits from a parking space which accommodates a wooden chalet and a terraced part with a registered shed. Property proposed by Emilie WALASZCZYK - Commercial agent EI n°53518700900019 RSAC of DRAGUIGNAN n°535 187 009. Information on the risks to which this property is exposed is available on the Géorisks website <http://www.georisks.gouv.fr>

Fees and charges :

249 000 € fees included

