

299 000 €

Contact agency  
Agence Ferran

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For sale villa

Surface : 95 m<sup>2</sup>

Surface of the living : 24 m<sup>2</sup>

Surface of the land : 723 m<sup>2</sup>

View : Dégagée

Hot water : Thermodynamique

Inner condition : a refresh

External condition : GOOD

Couverture : tiling

Features :

AIR CONDITIONING, fireplace, Bedroom on ground floor, double glazing, veranda, Laundry room

2 bedroom

1 terrace

1 bathroom

1 WC

4 parkings

1 cellar

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

27/01/2025 - Prix T.T.C



### Villa 9021EW Draguignan

Come and discover this 97m<sup>2</sup> villa located close to schools in a residential area. It offers from its entrance a living space of 39m<sup>2</sup> with a living room and a dining room giving access to an isolated veranda of 17m<sup>2</sup>. This space also gives access to a 1st bedroom of 15m<sup>2</sup>. The entrance with cupboard also serves a separate kitchen (12.20m<sup>2</sup>), a sleeping area with a spacious bedroom (13.86m<sup>2</sup>), a bathroom and a toilet. An independent laundry room/workshop completes this property. Villa with great potential since the main works have already been carried out (double glazing, ducted air conditioning, paved parking, roof in very good condition, thermodynamic water heater, no pit there is mains drainage), possibility of making a 3rd bedroom (work required). Some refurbishment work is to be expected. Property offered by Emilie WALASZCZYK - 0681648411-Sales 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 Géorisques website <http://www.georisques.gouv.fr>

Fees and charges :

299 000 € fees included

