



**480 000 €**

**Contact agency**  
**Agence Ferran**

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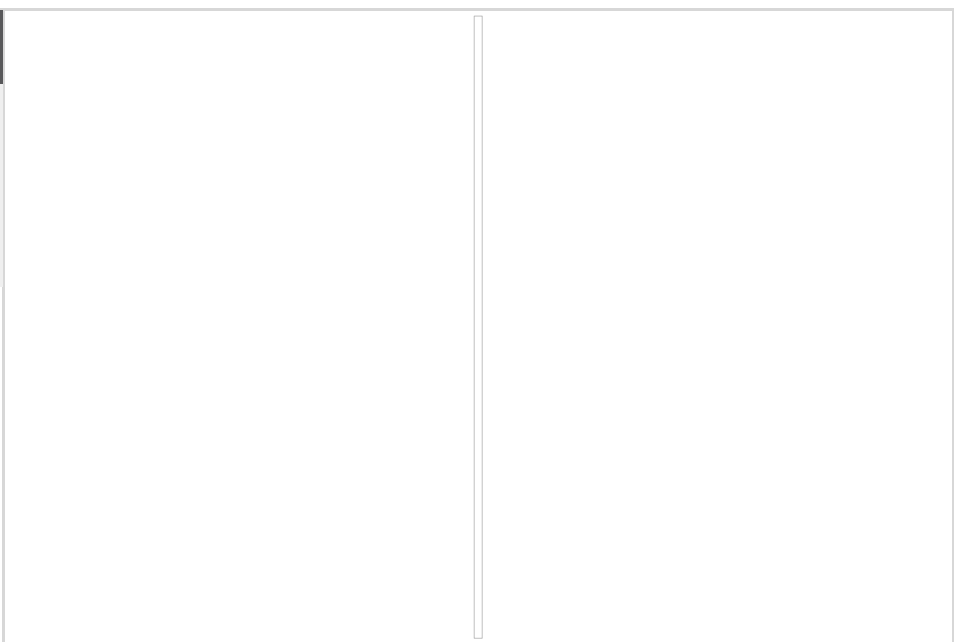
**For sale house**  
**6 rooms**  
**Surface : 160 m²**

**Surface of the land : 600 m²**  
**Year of construction : 1970**  
**Exposition : Sud**  
**View : Dégagée**  
**Hot water : Electrique**  
**Inner condition : GOOD**  
**External condition : a refresh**  
**Couverture : tiling**

**Features :**  
AIR CONDITIONING, POOL, Bedroom on ground floor, double glazing, Automatic gate, CALM, Laundry room

- 4 bedroom
- 1 terrace
- 1 bathroom
- 1 shower
- 2 WC
- 1 garage

Document non contractuel  
17/07/2024 - Prix T.T.C



**House 8874VD Draguignan**

In Draguignan, house in co-ownership of 2 lots, of approximately 160 m² located in a quiet residential area, on private land of approximately 600 m². This duplex house consists, on the ground floor, of an entrance which leads to a bedroom with cupboard and bathroom - toilet as well as a large laundry room giving access to the garage. The first floor offers an entrance which leads to 2 bedrooms (one with cupboard, the other with dressing room) as well as a bathroom with shower and bathtub. A hallway then leads to the toilet, to a fourth bedroom (with cupboard) then to a living room opening onto the dining kitchen, bay windows with pocket windows provide access to the south-facing terrace offering a clear view of the city. Outside, a swimming pool and a summer kitchen to enjoy the beautiful sunny days. This property offers very good services: electric gate, water softener, heat pump, heated and cooling floor, tilt-and-turn aluminum frames, alarm, etc. No condo fees. Valérie DAVID - Commercial agent registered with the RSAC of DRAGUIGNAN under number 844 085 738. Information on the risks to which this property is exposed is available on the Géorisks website <http://www.georisks.gouv.fr>

**Fees and charges :**  
Well condominium  
2 lots in the condominium 480 000 € fees included