

640 000 €

Contact agency

SOGIP immobilier

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For sale villa

7 rooms

Surface : 182 m<sup>2</sup>

Surface of the living : 55 m<sup>2</sup>

Surface of the land : 2007 m<sup>2</sup>

Year of construction : 1990

Exposition : Sud

View : Dégagée

Hot water : Thermodynamique

Inner condition : GOOD

External condition : GOOD

Features :

POOL, pool house, fireplace, Bedroom on ground floor, double glazing, Laundry room, CALM

4 bedroom

2 terraces

2 bathrooms

2 WC

2 garage

1 parking

1 cellar

Energy class (dpe) : B

Emission of greenhouse gases (ges) : A

18/07/2024 - Prix T.T.C



### Villa Vi3806 Draguignan

Draguignan , near Flayosc, Exclusively SOGIP, a superb single-storey property on 2007 m<sup>2</sup> of enclosed land with 4 bedrooms, office, double garage, swimming pool and pool house. This Villa has a dominant location, a superb entrance porch, hallway and toilet opening onto a bright living room, with volume consisting of a living room/insert fireplace of 55m<sup>2</sup> , open kitchen and dining room 34m<sup>2</sup> . Laundry room 6m<sup>2</sup> and Office 8m<sup>2</sup>. The sleeping area has 4 bedrooms (10 to 16m<sup>2</sup>), 2 bathrooms and dressing room. Adjoining double garage , large parking lot, automatic gate. A superb relaxation area with traditional heated mosaic swimming pool 12x4.5 , submerged roller shutter, large beaches around, and Pool-house with pizza oven, The property is equipped with a water softener, central heating with heat pump, thermodynamic water heater , and photovoltaic solar panels on the roof. Enclosed and landscaped garden of 2007m<sup>2</sup> planted with southern species and fruit trees (fig trees, pomegranate trees, olive trees, cherry trees, etc.) with automatic watering. Large cellar under the terrace and crawl space... A great achievement, an optimal location! Very nice business close to Flayosc SOGIP the historical agency of the village of Flayosc for more than 30 years Tel 04 94 70 48 43 Bruno and Lotte (NI-Gb-Be-Fr) are at your disposal.

Fees and charges :

640.000 € fees included

