

530 000 €

Contact agency

Agence Draguimmo

11, Allées d'Azémar

83300 DRAGUIGNAN

04 94 68 73 00 / draguimmo@orange.fr

For sale house

7 rooms

Surface : 190 m<sup>2</sup>

Surface of the living : 45 m<sup>2</sup>

Surface of the land : 595 m<sup>2</sup>

Year of construction : 1949

Exposition : Est

View : Jardin

Hot water : Electrique

Inner condition : renovated

External condition : GOOD

Features :

Piscine 8,5 x 4m, Poêle a bois,

VIDEOPHONE, ALARM, double glazing,

Automatic gate, CALM

5 bedroom

1 terrace

3 showers

3 WC

4 parkings

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

Document non contractuel

16/04/2025 - Prix T.T.C



## House Draguignan

DRAGUIGNAN - In a quiet and well-maintained subdivision - On a beautiful enclosed and wooded plot - RENOVATED DETACHED VILLA of 190 m<sup>2</sup> comprising: - On the ground floor: LIVING ROOM 45 m<sup>2</sup> - separate WC - On the garden level: DOUBLE fitted KITCHEN opening onto tiled TERRACE - On the half-floor: 2 bedrooms, one with a 9 m<sup>2</sup> mezzanine - Shower room/WC - Upstairs: one bedroom - one MASTER SUITE with shower room 28 m<sup>2</sup> (possibility of additional bedroom) - shower room/wc 8.5 x 4m POOL - Double glazing - Carport (2 cars) - Garden shed - EXCELLENT GENERAL CONDITION

Fees and charges :

Annual current expenses 1 350 €

Well condominium

40 lots in the condominium 530 000 € fees included

