

539 000 €

**Contact agency**

**Agence Draguimmo**

11, Allées d'Azémar

83300 DRAGUIGNAN

04 94 68 73 00 / draguimmo@orange.fr

**For sale villa**

**6 rooms**

**Surface : 202 m<sup>2</sup>**

**Surface of the living : 51 m<sup>2</sup>**

**Surface of the land : 6592 m<sup>2</sup>**

**Year of construction : 1910**

**Exposition : Sud est**

**View : Dégagée**

**Hot water : Fuel**

**Features :**

POOL, Fireplace., Eau par forage (x2),  
Laundry room, Automatic gate, CALM

5 bedroom

2 terraces

2 bathrooms

2 WC

1 garage

1 cellar

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : E**

Document non contractuel

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



### Villa 9915 Draguignan

DRAGUIGNAN On beautiful dominant land of 6592 m<sup>2</sup> - BASTIDE of 202 m<sup>2</sup> composed on two levels: - Ground floor: Entrance hall - LIVING/DINING ROOM 32 m<sup>2</sup> opening onto covered TERRACE - Independent kitchen - rooms of 201.08 m<sup>2</sup> built on a plot of 6,592 m<sup>2</sup> in DRAGUIGNAN (83300) in an idyllic setting . This independent house is composed as follows: an entrance, a dining room / living room of 58.94 m<sup>2</sup> opening onto a terrace, a fitted and equipped kitchen, a hallway, an independent bedroom, a bathroom with toilet as well as a dressing room. Upstairs it has a 24 m<sup>2</sup> living room also opening onto a terrace, a hallway, three large bedrooms, a bathroom and separate toilets. This house benefits from oil-fired radiators. A significant asset: superb, beautifully wooded grounds, with a 12 x 5 swimming pool, an outdoor shower and a pool house. You will also find numerous terraces. On the parking side, this property has a large garage of 35 m<sup>2</sup>.

Fees and charges :  
539 000 € agency fees 3,53% à the responsibility of the buyer included

