

1 100 000 €

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For sale contemporary villa

6 rooms

Surface : 324 m<sup>2</sup>

Surface of the living : 46 m<sup>2</sup>

Surface of the land : 2550 m<sup>2</sup>

Year of construction : 1930

Exposition : Sud

View : Panoramique

Hot water : Electrique

Inner condition : excellent

External condition : exceptional

Couverture : roof terrace

Features :

POOL, Toit plat avec accès, Baies vitrées,  
Bedroom on ground floor, double glazing,  
Automatic gate

5 bedroom

3 terraces

1 bathroom

2 showers

2 WC

2 garage

6 parkings

1 cellar

Document non contractuel

Energy class (dpe) : D

David DORDON



## Contemporary villa 1265 Draguignan

DRAGUIGNAN 83300, Magnificent exceptional residence overlooking the surroundings of the capital Dracénoise and its surrounding hills. Close to all amenities and the advantages of an agglomeration, its geographical location will allow you to quickly reach the road/motorway axes and train station. It will also allow you to reach the Mediterranean beaches and the superb landscapes of VERDON in less than 30 minutes. Perched on a plot of nearly 2600 m<sup>2</sup>, this luxury villa will delight you with its magnificent features and its very high quality materials as well as its kitchen with prestigious Italian design. The 324 m<sup>2</sup> villa is now divided into two: A main part of six rooms including three suites of 264 m<sup>2</sup> and a two-room apartment with beautiful volumes of 60 m<sup>2</sup>. These two entities can easily be merged to make a single one. This residence is ideally located and perfectly distributed to carry out a professional activity for all types of practices (physiotherapist, doctor, dentist, office professions, etc.) The pros: - 12x4 salt water swimming pool. - A double garage, a 15 m<sup>2</sup> basement, numerous parking spaces. - Green spaces with olive trees. - Fiber

Fees and charges :

1 100 000 € fees included

