

## Price on request

## Contact agency Agence Ferran

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For sale apartment

4 rooms Surface : 81 m<sup>2</sup>

Surface of the living: 35 m²
Year of construction: 1970
Exposition: Sud est
Hot water: Individuelle gaz
Inner condition: to renovate

**Building condition:** GOOD

Features :

lift, gated, CALM, POOL, AIR CONDITIONING

2 bedroom

3 terraces

1 bathroom

1 WC

2 parkings

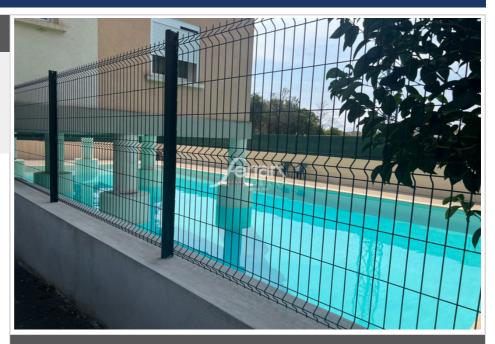
1 cellar

Energy class (dpe): D

Emission of greenhouse gases (ges): D

Document non contractuel 03/09/2025 - Prix T.T.C





## Apartment 9169VD Draguignan

Excellent opportunity to seize in Draguignan! We offer you a beautiful T3/4 apartment of 81 m<sup>2</sup> located on the 4th and top floor of a building constructed in 1970, in good condition and equipped with an elevator. The apartment features a spacious living room of 35 m<sup>2</sup> (which can be converted into a third bedroom), a separate fitted kitchen, two bedrooms, a bathroom, and a toilet. Please note, the amenities include hot water production and individual gas heating. The apartment needs renovation, and the living room enjoys a southeast-facing exposure. The apartment also offers an 8 m<sup>2</sup> terrace, a 4 m<sup>2</sup> balcony, and a 3.30 m<sup>2</sup> loggia. The building is secure, situated in a quiet environment yet close to the town center. In addition, you will benefit from a swimming pool, air conditioning in the living room, three terraces, two parking spaces, and a cellar. Don't miss this chance—contact us now! Purchase of a large garage is possible as an extra. Draguignan, located in the Var department, boasts an ideal geographical position between the French Riviera and the Verdon Gorge, offering a pleasant living environment with a mild climate year-round. The real estate market in Draguignan is dynamic and presents many opportunities, especially for four-room apartments. These often provide generous spaces, sometimes with balconies or terraces offering unobstructed views of the green surroundings. Compared to other towns in the region, the



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