

**Price on request**

**Contact agency**

**Agence Ferran**

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**For sale apartment**

**4 rooms**

**Surface : 81 m²**

**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 m² 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 m² (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 m² terrace, a 4 m² balcony, and a 3.30 m² 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 property market in Draguignan offers excellent value for money. The city's



Annual current expenses 2 232 €

Well condominium

54 lots in the condominium

[www.annoncefrance.immo](http://www.annoncefrance.immo)