

## Price on request

**Contact agency**

**Agence Ferran**

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**For sale apartment**

**3 rooms**

**Surface : 80 m²**

**Year of construction : 1975**

**Exposition : Sud ouest**

**View : Dégagée**

**Hot water : Collective**

**Inner condition : to renovate**

**Building condition : GOOD**

**Features :**

lift, gated

2 bedroom

2 terraces

1 bathroom

1 WC

**Energy class (dpe) : D**

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

Document non contractuel

03/10/2025 - Prix T.T.C



## Apartment 9202EW Draguignan

A great opportunity! A 3-room apartment in the Draguignan city center, perfectly located close to all amenities. This 80 m² property is on the 2nd floor of a well-maintained building constructed in 1975 (the façade is currently being renovated). Facing southwest, it benefits from excellent natural light and an open view. The apartment features a separate kitchen that needs modernizing, central heating, and collective hot water. Please note that the interior requires renovation work. The residence is secure and includes an elevator. You'll find 2 bedrooms, 1 bathroom, and 1 toilet, along with 2 terraces to enjoy sunny days. Don't miss the chance to discover this property full of potential! No ongoing legal proceedings – 26 units – annual charges of €2972 including heating, hot and cold water. Property offered by Emilie WALASZCZYK - 0681648411 – EI Commercial Agent No. 53518700900019 RSAC DRAGUIGNAN No. 535 187 009. Information about risks related to this property is available on the Géorisques website <http://www.georisques.gouv.fr>

Fees and charges :

Annual current expenses 2 972 €

Well condominium

26 lots in the condominium

