

**Price on request**

**Contact agency**

**Agence Ferran**

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**For sale apartment**

**3 rooms**

**Surface : 63 m²**

**Exposition :** Sud ouest

**View :** Dégagée

**Hot water :** Individuelle

**Inner condition :** to renovate

**Standing :** residential

**Building condition :** GOOD

**Features :**

attic, double glazing

2 bedroom

2 terraces

1 bathroom

1 WC

**Energy class (dpe) :** E

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

Document non contractuel

10/09/2025 - Prix T.T.C



## Apartment 9177MF Draguignan

Embark on a new life in the heart of the stunning Provence-Alpes-Côte d'Azur region with this charming 3-room apartment, offering 63 m² of living space for sale. This bright apartment benefits from being on the third and top floor of a residential building, boasting a prime location with a southwest exposure and an unobstructed panoramic view. The property features a separate kitchen ready to be fitted according to your tastes, an individual heating system, and a hot water tank for your utmost comfort. The interior layout includes two bedrooms, a bathroom, and a toilet, offering great potential for a renovation tailored to your style. Two balconies are also at your disposal: one on the sleeping area side, perfect for relaxing evenings, and one on the living room side, ideal for socializing during the day. Additionally, enjoy the advantage of an attic for extra storage space. Finally, the well-maintained building is fitted with double glazing to ensure better insulation. Parking rental is available within the residence. Information about the risks this property may be exposed to is available on the Géorisques website <http://www.georisques.gouv.fr>

**Fees and charges :**

Annual current expenses 415 €

Well condominium

12 lots in the condominium

