

## Price on request

### Contact agency

Agence Ferran

24 Avenue de la gare

83720 Trans En Provence

04 98 10 63 20 / agenceferran@gmail.com

### For sale apartment

1 room

Surface : 34 m<sup>2</sup>

**View** : Dégagée

**Hot water** : Individuelle électrique

**Inner condition** : GOOD

**Building condition** : GOOD

### Features :

lift, double glazing, gated

1 bathroom

1 WC

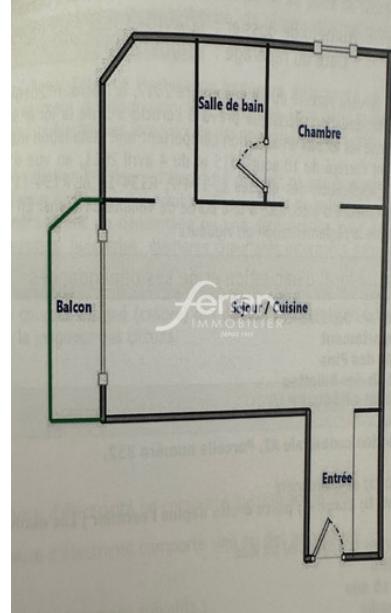
1 parking

**Energy class (dpe)** : D

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

Document non contractuel

09/02/2026 - Prix T.T.C



## Apartment 9274MF Draguignan

For sale, in the heart of Draguignan, a charming 34m<sup>2</sup> studio ideally located on the 4th floor of a 4-story building. You will enjoy an unobstructed view, giving this bright apartment a pleasant sense of space. This unit features an entry hall with storage, a living room with kitchen, a bedroom, and a private bathroom with a toilet. Hot water and heating are electric and individual. In terms of amenities, the apartment is equipped with an elevator, double-glazed windows, all within a secure residence. Finally, to complete the picture, the offer includes a parking space. A true gem not to be missed. An ideal product for investors! Sold rented: €444.16 monthly + €30 monthly charges Draguignan, located in the Var region, offers an attractive real estate market for purchasing a studio. Among its advantages, it boasts a pleasant living environment with preserved natural surroundings, perfect for outdoor enthusiasts. The town also has a wealth of shops, services, and facilities that make daily life easier. Accessibility is another strong point, with good road connections and proximity to train stations and airports. Draguignan also offers a vibrant cultural scene and many schools, important features for those looking to invest. Finally, property prices remain affordable compared to other towns in the area. Information about the risks to which this property is exposed is available on the Géorisques website <http://www.georisques.gouv.fr>.

### Fees and charges :

Annual current expenses 981 €

Well condominium

75 lots in the condominium

