

## Price on request

**Contact agency**

**Agence Ferran**

24 Avenue de la gare

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**For sale house**

**4 rooms**

**Surface : 130 m²**

**Surface of the living : 40 m²**

**Surface of the land : 1851 m²**

**Year of construction : 1993**

**Exposition : Sud**

**View : Campagne**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

POOL, fireplace, Bedroom on ground floor,  
Automatic gate, workshop, CALM

2 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

4 parkings

1 cellar

**Energy class (dpe) : D**

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

Document non contractuel

11/10/2025 - Prix T.T.C



## House 9209FB Flayosc

Ferran Immobilier invites you to exclusively discover this traditionally built house from 1993 with a living area of approximately 130m<sup>2</sup>, featuring on the ground floor a large entrance hall with a storage closet, a separate toilet with a hand basin, a separate equipped kitchen, a living room of over 40m<sup>2</sup> with a cathedral ceiling and a closed fireplace, a 15m<sup>2</sup> bedroom with a built-in closet, and a bathroom with double sinks. Upstairs, you will find a relaxation/library area on the mezzanine, then a large 17m<sup>2</sup> bedroom with a storage closet, and a shower room with its own toilet. The 1851m<sup>2</sup> garden, perfectly maintained and planted with Mediterranean species, includes a swimming pool and its sunbathing area. The villa offers many features: a fitted summer kitchen, a utility room with toilet, a large covered south-facing terrace, a tiled garage of about 23m<sup>2</sup>, an 18m<sup>2</sup> stone shed, a cellar, ample parking space, a water softener, an electric gate, and an intercom. Great potential in a completely peaceful setting close to the village. Property offered by Fanny BONZI, commercial agent registered with DRAGUIGNAN RCS no. 909 663 379 Information about the risks this property is exposed to is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

Fees and charges :

