

349 000 €

**Contact agency**

**Agence Draguimmo**

11, Allées d'Azémar

83300 DRAGUIGNAN

04 94 68 73 00 / draguimmo@orange.fr

**For sale villa**

**5 rooms**

**Surface : 108 m<sup>2</sup>**

**Surface of the living : 41 m<sup>2</sup>**

**Surface of the land : 1075 m<sup>2</sup>**

**Year of construction : 1973**

**Exposition : Sud**

**Hot water : Electrique**

**Inner condition : to modernize**

**Features :**

Piscine maçonnée 8 x 4, fireplace, pool house, air conditioning, Bedroom on ground floor, double glazing, workshop, GARAGE, Automatic gate, CALM

3 bedroom

1 terrace

1 bathroom

1 WC

1 garage

1 cellar

**Energy class (dpe) : C**

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

Document non contractuel

19/05/2024 - Prix T.T.C



**Villa 9905 Draguignan**

DRAGUIGNAN - EXCLUSIVE TO DRAGUIMMO - On beautiful flat and enclosed land of 800 m<sup>2</sup> - Single storey VILLA of 108 m<sup>2</sup> comprising: Entrance hall - Living room - Dining room opening onto terrace - Kitchen - Three bedrooms with cupboards (11, 11.6, 11.2) - GARAGE of 17 m<sup>2</sup> with mezzanine - Cellar. Double glazing and electric shutters - Modernization work to be planned - GOOD GENERAL CONDITION

Fees and charges :

349 000 € agency fees 3,44% à the responsibility of the buyer included

