

312 000 €

Contact agency

Agence Ferran

24 Avenue de la gare

83720 Trans En Provence

04 98 10 63 20 / agenceferran@gmail.com

For sale villa

5 rooms

Surface : 85 m²

Surface of the living : 25 m²

Surface of the land : 335 m²

Year of construction : 1989

Hot water : Thermodynamique

Inner condition : to modernize

External condition : GOOD

Couverture : tiling

Features :

fireplace, double glazing, workshop, CALM

3 bedroom

2 terraces

2 bathrooms

1 shower

3 WC

1 garage

2 cellars

Energy class (dpe) : D

Emission of greenhouse gases (ges) : D

Document non contractuel

23/05/2025 - Prix T.T.C



### Villa 9111EW Draguignan

Come and discover this villa of approximately 85m² built on two levels. Quietly located in a cul-de-sac, it offers a living/dining room with a fireplace for the winter period and gives access to two terraces, one of which is covered (east and west) for milder days. This living room leads to a mezzanine (10m²) with a closet and a bathroom/WC (possibility of making a separate bedroom). From its entrance, a separate WC, a separate kitchen which also accesses the garden and its corridor which offers three bedrooms with closet and a shower room. On the ground floor, the villa features a spacious garage and various cellars, providing ample storage space. The 335m² plot is beautifully planted and fenced. Modernization work is expected, but the villa offers a certain comfort with its quiet location, its thermodynamic water heater, its photovoltaic panels (9KW), softener, its recent boiler,..... Subdivision with charges of 240€ per year Property offered by Emilie WALASZCZYK - 0681648411-Sales agent EI n°53518700900019 RSAC of DRAGUIGNAN n°535 187 009. Information on 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 240 €

Well condominium

312 000 € fees included

