

**775 000 €**

**Contact agency**

**Scandimmo**

143 boulevard René Cassin

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**For sale house**

**Surface : 208 m²**

**Surface of the land : 4174 m²**

**Year of construction : 2011**

**Exposition : Sud**

**View : Campagne**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

POOL, CALM, AIR CONDITIONING, double glazing, No opposite, electric shutters

4 bedroom

1 bathroom

1 shower

2 WC

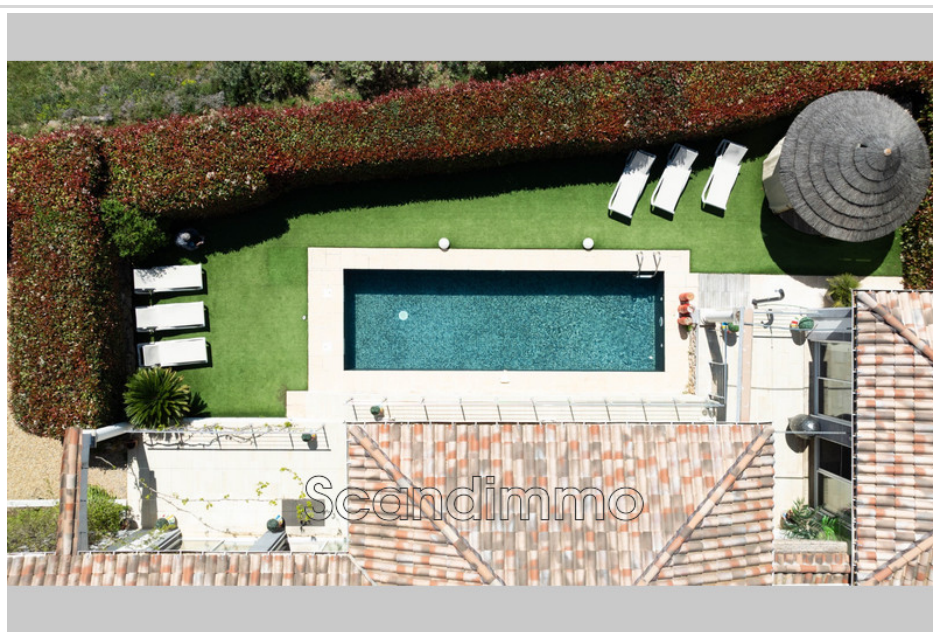
2 garage

**Energy class (dpe) : C**

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

Document non contractuel

15/06/2025 - Prix T.T.C



## House Draguignan

Bright 4-room villa 166 m² + studio – Absolute calm – Unobstructed view – Swimming pool – Land 4,150 m² – Draguignan 15 minutes from the train station and 30 minutes from the sea, this bright and peaceful single-story villa is located in a preserved natural setting, while remaining close to the amenities of Draguignan. It offers a beautiful 60 m² living space with an open-plan fitted kitchen, wood-burning stove, and air conditioning. Three bedrooms, including a master suite with bathroom (whirlpool bath, shower, toilet), a second shower room, and a separate toilet. Laundry room, pantry, and a double garage are also available. The 4,150 m² plot, enclosed, landscaped and planted with numerous fruit trees, also houses a large 75 m² terrace, a masonry swimming pool (9x3 m) without vis-à-vis, a gazebo, as well as a separate studio currently converted into an office. Ideal for entertaining family and friends, or considering rental income. Features: Large south-facing bay windows, electric shutters, underfloor heating (heat pump required), central vacuum system, two motorized gates. Parking for several vehicles. A serene setting, a bright and welcoming home, ready to bring all your projects to life. You absolutely must come and discover this house on site: some surprises are only revealed during a viewing...

**Fees and charges :**

775.000 € fees included

