

## Price on request

**Contact agency**  
**Agence du Coin GM**

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### For sale house

**6 rooms**

**Surface : 215 m²**

**Surface of the living : 65 m²**

**Surface of the land : 4000 m²**

**Year of construction : 2017**

**Exposition : Sud**

**View : Panoramique**

**Hot water : Thermodynamique**

**Inner condition : excellent**

**External condition : NEW**

### Features :

POOL, fireplace, Bedroom on ground floor, double glazing, Laundry room, Automatic gate, CALM

4 bedroom

3 terraces

1 bathroom

2 showers

3 WC

1 garage

2 parkings

1 cellar

Document non contractuel



## House 1346 Draguignan

Seize this unique opportunity to acquire a stunning modern detached house of 215m², located in the heart of a peaceful and rural neighborhood in Draguignan. This high-end residence, built in 2017, benefits from a full south-facing exposure and offers breathtaking panoramic views. The spacious living room of 65m² opens onto a fully fitted open-plan kitchen. The property includes 4 bedrooms in total, 2 separate units: the main part is a F4 type with 1 bathroom, 1 shower room, and 2 toilets, and an F2 of 70m² with 1 bedroom and 1 bathroom with WC. Outside, it stands out with a generous 4000m² plot, featuring a heated swimming pool 10 x 3.20 m and 3 terraces. For your comfort, the house is equipped with reversible air conditioning heating, double glazing, a laundry room, and an automatic gate. There is a 2-car shelter with a charging outlet. The interior condition is excellent. The countryside area of the charming town of Draguignan, nestled in the heart of the Provence-Alpes-Côte d'Azur region, is a true ode to the art of living. Blessed with a Mediterranean climate, these fertile lands are dotted with olive trees, vineyards, and lavender fields, offering breathtakingly picturesque landscapes. Farms cozily neighbor charming homes, enhancing the serenity of the area. With its rich and well-preserved heritage, the region provides a genuine change of scenery. Despite its tranquil vibe, this rural sector is well connected and easily accessible by road.

Draguignan offers the joy of rural living combined with the closeness of a vibrant

