

## Price on request

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

1 rue Carnot  
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### For sale house

**Surface : 160 m²**

**Surface of the living : 55 m²**

**Surface of the land : 5000 m²**

**Year of construction : 1971**

**Exposition : Sud**

**View : Panoramique**

**Hot water : Fuel**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : tiling**

### Features :

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

4 bedroom

1 terrace

1 bathroom

1 shower

3 WC

1 garage

1 parking

1 cellar

**Energy class (dpe) : D**

Document non contractuel

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



## House 1344 Draguignan

The local agency offers you this Authentic Provençal farmhouse of 160 m² with pool and wooded grounds. Come and discover this Provençal farmhouse, a typical home from the south of France, combining charm, authenticity, and modern comfort. The house (built in 1971 – roof replaced 10 years ago) • Living area: 160 m² • A spacious, cozy living room with pellet stove and inset fireplace • Friendly family kitchen • Bathroom with shower + separate toilet • Independent studio with bedroom and bathroom • Three lovely bedrooms: 15 m², 20 m², and an upstairs bedroom with exceptional views • Accessible crawl space • Mixed heating (oil boiler + electric, recent meter) The outdoors • A fenced, wooded plot of approximately 5,000 m² • Potential to create an outbuilding or secondary home • Pool with sand filter and accessible piping underneath • Well supplied by the municipal network if needed • Registered garage and shed • Wine cellar The advantages • Peaceful and sunny surroundings • Character house, typical of the region • Unobstructed, breathtaking views This rare Provençal farmhouse on the market offers an idyllic living environment, perfect as a main or secondary residence. Contact: David Cesana 0662352129

Fees and charges :

