

439 000 €

**Contact agency**

**Agence Draguimmo**

11, Allées d'Azémar

83300 DRAGUIGNAN

04 94 68 73 00 / draguimmo@orange.fr

**For sale villa**

**6 rooms**

**Surface : 164 m<sup>2</sup>**

**Surface of the living : 38 m<sup>2</sup>**

**Surface of the land : 1041 m<sup>2</sup>**

**Year of construction : 2004**

**Exposition : Sud**

**View : Campagne**

**Hot water : Gaz**

**External condition : GOOD**

**Features :**

Volets roulants automatique, Bedroom on ground floor, double glazing, Automatic Watering, Laundry room, Automatic gate, CALM

4 bedroom

1 terrace

1 bathroom

2 showers

2 WC

2 garage

**Energy class (dpe) : C**

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

Document non contractuel

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



**Villa 9916 Draguignan**

Draguignan Near the city center (EAA district) Single-storey VILLA from 2004 composed of: Entrance hall with cupboards - LIVING ROOM of 38 m<sup>2</sup> - Independent kitchen and adjoining pantry - Laundry room - 3 bedrooms with cupboards and a bathroom with shower and bathtub. A large hallway leads to a large room serving as a workshop of 36.66 m<sup>2</sup> not included in the 163.92 m<sup>2</sup> of the Carrez Law, a bedroom and a bathroom, all of which can be converted into an independent T2 with access to the garden. The land, with a surface area of 1041m<sup>2</sup>, will require little maintenance! A well is present on this land. A tiled garage will allow you to park your vehicle easily.

Fees and charges :

439 000 € agency fees 2,73% à the responsibility of the buyer included

