

490 000 €

Contact agency

Agence Ferran

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For sale villa

7 rooms

Surface : 180 m<sup>2</sup>

Surface of the land : 2114 m<sup>2</sup>

Year of construction : 1982

Exposition : Sud sud ouest

View : Dégagée

Hot water : Electrique

Inner condition : GOOD

External condition : a refresh

Couverture : tiling

Features :

POOL, fireplace, double glazing

4 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 garage

4 parkings

2 cellars

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

Document non contractuel

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



## Villa 8771EW Draguignan

Located south-south west on a plot of 2114m<sup>2</sup>, this Provençal villa offers you 180m<sup>2</sup> of living space spread over two levels. As soon as you enter, you will be seduced by its spacious living room of approximately 64m<sup>2</sup>, offering a convivial space ideal for entertaining. It offers a fitted and equipped kitchen, a living and dining area that can be adjusted according to your needs and direct access to the terrace allowing you to enjoy this dominant view. On this same level, a bedroom with dressing room of approximately 15m<sup>2</sup>, a bathroom/shower and a separate toilet. You access the garden level via the staircase, which leads to a hall with numerous cupboards and which accommodates three bedrooms (approx. 10m<sup>2</sup>), including one of 18m<sup>2</sup> with an office (reversible air conditioning). They can all enjoy the outdoors with their direct access to the terraces. The cellars have the advantages of additional storage, but also the possibility of development. Attached garage. The green exterior is planted with numerous olive trees and has a traditional chlorine swimming pool and its poolhouse to enjoy our beautiful sunny days. Property proposed by Emilie WALASZCZYK - Commercial agent EI n°53518700900019 RSAC de DRAGUIGNAN n°535 187 009. Information on the risks to which this property is exposed is available on the Géorisks website <http://www.georisks.gouv.fr>

Fees and charges :

