

990 000 €

Contact agency

Agence Ferran

24 Avenue de la gare

83720 Trans En Provence

04 98 10 63 20 / agenceferran@gmail.com

For sale villa

Surface : 198 m<sup>2</sup>

Surface of the land : 4456 m<sup>2</sup>

Exposition : Sud

Hot water : Electrique

Inner condition : GOOD

Features :

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

5 bedroom

2 terraces

1 bathroom

3 showers

3 WC

1 garage

Energy class (dpe) : D

Emission of greenhouse gases (ges) : D

Document non contractuel

04/05/2025 - Prix T.T.C



### Villa 9101EW Draguignan

Step through the door of this magnificent 6-room villa with 198m<sup>2</sup> of living space on a flat plot of 4656m<sup>2</sup> in Draguignan. It is composed of a comfortable living space with its 47m<sup>2</sup> living room and dining room opening onto a spacious summer terrace which will allow you to enjoy the outdoors during rainy days. Its majestic entrance serves a closed and very functional kitchen with its pantry/laundry room area, but also a second space dedicated to the laundry and a guest toilet. The sleeping area on the ground floor includes two master suites and direct access to the garage (44m<sup>2</sup>). The 56m<sup>2</sup> upper floor offers three bedrooms, including two master suites, and a toilet. Finally, come and refresh yourself in your choice of a natural pool or a chlorine pool with a surrounding terrace. Parking is easy, with plenty of parking spaces and two carports. Mains drainage, underfloor heating and reversible air conditioning throughout the villa, automatic gate, alarm, drilling,..... Property offered by Emilie WALASZCZYK - 0681648411-Sales agent EI n°53518700900019 RSAC of DRAGUIGNAN n°535 187 009. Information on the risks to which this property is exposed is available on the Géorisques website <http://www.georisques.gouv.fr>

Fees and charges :

990 000 € fees included

