

540 000 €

Contact agency

SOGIP immobilier

19, Bd Jean Moulin

83780 Flayosc

04 94 70 48 43 / info@sogip.com

For sale villa

7 rooms

Surface : 210 m<sup>2</sup>

Surface of the living : 45 m<sup>2</sup>

Surface of the land : 4220 m<sup>2</sup>

Year of construction : 1970

Exposition : Sud

View : Dégagée

Inner condition : GOOD

External condition : GOOD

Features :

POOL, fireplace, double glazing, Laundry room, veranda, CALM

6 bedroom

2 terraces

1 bathroom

1 shower

2 parkings

1 cellar

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel

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

## Villa Vi 3764 Draguignan

DRAGUIGNAN - EXCLUSIVE TO SOGIP VERY GOOD DEAL 6 bedroom villa and swimming pool in the quiet countryside on over 4000 m<sup>2</sup> of land. Less than 2 km from the city center. Very beautiful Provençal villa with a lot of charm of more than 200 m<sup>2</sup> of living space . On 3 levels. It consists of: a beautiful living room of more than 50 m<sup>2</sup> opening onto different terraces (equipped kitchen open to the dining room and living room with wood stove), a superb glazed room of 18 m<sup>2</sup>. Cellar of 12m<sup>2</sup>. Upstairs and on the same level parking side, hallway and A master suite of 22 m<sup>2</sup> with a fireplace, its terrace and its bathroom of 13 m<sup>2</sup> (bath and shower). 3 other bedrooms and bathroom. Above: 2 additional bedrooms with sloping ceilings. Outside , a 10 x4 swimming pool . A bowling green, pizza oven, playground, as well as many sunny or shaded terraces. Workshop and large parking lot for several vehicles . Recent double glazing, sanitation to standards, gate... Ideal for a large family, or for seasonal rental. The setting is superb, 4220 m<sup>2</sup> of wooded land without any vis-à-vis , dominant position. To discover ! SOGIP 04 94 70 48 43 Your real estate agency for over 30 years

Fees and charges :

540 000 € fees included

