

**Price on request**

**Contact agency**

**Agence Ferran**

24 Avenue de la gare

83720 Trans En Provence

04 98 10 63 20 / agenceferran@gmail.com

**For sale townhouse**

**7 rooms**

**Surface : 172 m²**

**View :** Citadine

**Hot water :** Electrique

**Inner condition :** to modernize

**External condition :** a refresh

**Couverture :** tiling

**Features :**

AIR CONDITIONING, fireplace, double glazing, Laundry room

6 bedroom

1 bathroom

1 shower

3 WC

2 parkings

2 cellars

**Energy class (dpe) :** D

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

Document non contractuel

05/02/2026 - Prix T.T.C



### Townhouse 9273MF Draguignan

Rare and ideal property for an investor: potential to create a condominium with 4 or 5 units. Charming townhouse for sale in the heart of Draguignan. Offering 172 m² of living space, this home features 6 bedrooms, 1 bathroom, 1 shower room, and 3 toilets. Spread over 3 levels, it provides a lovely urban view. The independent kitchen is fully equipped, while the heating system and hot water supply are electric. There is also a small kitchen on the second floor. Ready to be modernized to your taste, this semi-detached residence benefits from full sewage connection. The amenities include air conditioning, a fireplace, double glazing, a laundry room, 2 parking spaces, 2 cellars, and a small garden accessible from the ground floor. A real estate opportunity not to be missed. Draguignan, located in the Var department, offers several advantages for buying a home. The housing market here is lively, featuring a range of properties from traditional Provençal houses to modern villas. The living environment in Draguignan is exceptional, nestled between sea and mountains, with a mild Mediterranean climate year-round. The town also provides essential amenities and infrastructure, such as schools, hospitals, and shops. Another strong selling point is Draguignan's proximity to famous tourist destinations on the French Riviera, like Saint-Tropez and Cannes. Finally, despite these numerous attractions, property prices in Draguignan remain relatively affordable compared to those in major cities. "The information on risks

