

## Price on request

### Contact agency

#### L'Agence Des Particuliers

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### For sale house

8 rooms

Surface : 222 m²

Surface of the living : 30 m²

Year of construction : 1950

Exposition : Sud

View : Panoramique

Hot water : Electrique

Inner condition : excellent

External condition : excellent

### Features :

POOL, summer kitchen, Pellet stove,  
Bedroom on ground floor, double glazing,  
Laundry room, Automatic gate

1 terrace

2 show ers

2 WC

3 parkings

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel



## House 1169 Draguignan

Located in Draguignan, just steps from the city center, we offer you this charming villa, carefully maintained and recently renovated, complemented by a swimming pool and a small garden. The ground floor features a bright and cozy living room warmed by a pellet stove, and a modern open kitchen. You will also enjoy two comfortable bedrooms, a dedicated storage room, and a bathroom equipped with a toilet. Going upstairs, you will find three more bedrooms, including one particularly spacious, over 30m², as well as two bathrooms, one of which has both a bathtub and a shower. There is also an additional room that can be converted into a gym or an office under the eaves. Outside, the shaded terrace, the pool, and the summer kitchen with its covered patio are undeniable assets for enjoying the sunny days. The property offers parking for up to four vehicles and also includes a small shed for tool storage, as well as a laundry room just below the kitchen.

Fees and charges :

