

549 000 €

**Buying villa**

**7 rooms**

**Surface : 167 m²**

**Surface of the living space : 43 m²**

**Surface of the land : 1132 m²**

**Year of construction : 1987 puis  
agrandissement en 1992**

**Exposure : Sud**

**View : Dégagée**

**Hot water : Electrique**

**Indoor condition : good**

**Outdoor condition : good**

**Benefits :**

pool, fireplace, Pool house, air  
conditioning, Bedroom on ground floor,  
double glazing, Laundry room, calm

4 bedroom

2 terraces

1 bathroom

2 showers

4 WC

1 cellar

**Energy class (old measure) : C**

**Climate class : A**

Document non contractuel

11/04/2024 - Prix T.T.C

**Villa 9851 Draguignan**

DRAGUIGNAN Residential area and close to the center - Quiet - On 1132 m² landscaped and enclosed land - VILLA OF CHARACTER 165 m² living space composed - On the ground floor a living / dining room with fireplace 40 m² opening onto a terrace of 70 m² - an equipped independent kitchen - a master bedroom with its bathroom / wc / shower - two bedrooms (12 m² each) - a separate toilet , a bathroom - laundry room. And communicating with the main part: - Garden level: A separate F2 APARTMENT (living room / American kitchen 28 m² - one bedroom - shower room / wc). SWIMMING POOL (mosaic) 10 x 5 m + pool house (summer kitchen and pizza oven) + outdoor wc and shower - QUALITY MATERIALS

Fees and charges :

549 000 € agency fees 2,55% à the responsibility of the purchaser is included

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