



# Agence DRAGUIMMO

Transaction immobilière sur tout le moyen Var

☎ 04 94 68 73 00

**539 000 €**

**Buying villa**

**6 rooms**

**Surface : 202 m²**

**Surface of the living space : 51 m²**

**Surface of the land : 6592 m²**

**Year of construction : 1910**

**Exposure : Sud est**

**View : Dégagée**

**Hot water : Fuel**

**Benefits :**

pool, fireplace., Eau par forage (x2),

Laundry room, Automatic gate, calm

5 bedroom

2 terraces

2 bathrooms

2 WC

1 garage

1 cellar

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

**Climate class : E**

Document non contractuel

09/05/2025 - Prix T.T.C



## Villa 9915 Draguignan

DRAGUIGNAN On beautiful dominant land of 6592 m² - BASTIDE of 202 m² composed on two levels: - Ground floor: Entrance hall - LIVING/DINING ROOM 32 m² opening onto covered TERRACE - Independent kitchen - rooms of 201.08 m² built on a plot of 6,592 m² in DRAGUIGNAN (83300) in an idyllic setting . This independent house is composed as follows: an entrance, a dining room / living room of 58.94 m² opening onto a terrace, a fitted and equipped kitchen, a hallway, an independent bedroom, a bathroom with toilet as well as a dressing room. Upstairs it has a 24 m² living room also opening onto a terrace, a hallway, three large bedrooms, a bathroom and separate toilets. This house benefits from oil-fired radiators. A significant asset: superb, beautifully wooded grounds, with a 12 x 5 swimming pool, an outdoor shower and a pool house. You will also find numerous terraces. On the parking side, this property has a large garage of 35 m². Fees and charges :

539 000 € agency fees 3,53% à the responsibility of the purchaser is included



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Code NAF 6831Z - Garantie financière : LCL - 30 000 € - Document non contractuel