



320 000 €

**Buying villa**

**5 rooms**

**Surface : 130 m<sup>2</sup>**

**Surface of the living space : 31 m<sup>2</sup>**

**Surface of the land : 715 m<sup>2</sup>**

**Year of construction : 1970**

**Exposure : Sud**

**Hot water : Fuel**

**Indoor condition : to renovate**

**Benefits :**

drilling, air conditioning, Bedroom on ground floor, Automatic gate, calm

4 bedroom

3 terraces

2 showers

2 WC

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

**Climate class : E**

Document non contractuel

19/04/2024 - Prix T.T.C



## Villa 9940 Draguignan

DRAGUIGNAN Exceptional location - Chabran district (near center and all amenities) - On a flat 715 m<sup>2</sup> plot, nicely wooded - VILLA of approximately 130 m<sup>2</sup> composed; Ground floor: Entrance - Living/dining room 31 m<sup>2</sup> or opening onto veranda 18 m<sup>2</sup> - Independent kitchen - Two bedrooms - Shower room - separate toilet - workshop/boiler room - Upstairs: Two bedrooms opening onto terraces - bathroom/wc. Modernization work to be planned.

Fees and charges :

320 000 € agency fees 3,13% à the responsibility of the purchaser is included



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