



# Agence DRAGUIMMO

Transaction immobilière sur tout le moyen Var

☎ 04 94 68 73 00

**449 000 €**

**Buying villa**

**7 rooms**

**Surface : 154 m²**

**Surface of the living space : 34 m²**

**Surface of the land : 500 m²**

**Year of construction : 1900**

**Exposure : Sud**

**View : Campagne**

**Hot water : Electrique**

**Indoor condition : a refresh**

**Outdoor condition : good**

**Benefits :**

double glazing, calm

4 bedroom

1 bathroom

2 showers

3 WC

1 garage

1 cellar

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

**Climate class : C**

Document non contractuel

10/05/2025 - Prix T.T.C



## Villa 10012 Draguignan

DRAGUIGNAN At the end of a dead end and close to the town centre - On land of approximately 500m²: Semi-detached VILLA with a total surface area of 152 m² comprising 2 independent APARTMENTS: - On the ground floor: basement and garage - On the garden level: F4 DUPLEX APARTMENT with entrance hall, living room, separate kitchen/dining room, 3 bedrooms including 1 with cupboards, shower room/WC, bathroom/WC. - Upstairs: 2-room apartment with living/dining room, separate kitchen, 1 bedroom, shower room/WC. GOOD GENERAL CONDITION

Fees and charges :

449 000 € agency fees 3,34% à the responsibility of the purchaser is included



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