

312 000 €

For sale villa

5 rooms

Surface : 85 m²

Surface of the living : 25 m²

Surface of the land : 335 m²

Year of construction : 1989

Hot water : Thermodynamique

Inner condition : to modernize

External condition : good

Couverture : tiles

Features :

fireplace, double glazing, Atelier, calm

3 bedroom

2 terraces

2 bathrooms

1 shower

3 WC

1 garage

2 cellars

Legal information

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Fees paid by the owner, well condominium, annual current expenses 240 € (20 € monthly), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



Villa 9111EW Draguignan

Come and discover this villa of approximately 85m² built on two levels. Quietly located in a cul-de-sac, it offers a living/dining room with a fireplace for the winter period and gives access to two terraces, one of which is covered (east and west) for milder days. This living room leads to a mezzanine (10m²) with a closet and a bathroom/WC (possibility of making a separate bedroom). From its entrance, a separate WC, a separate kitchen which also accesses the garden and its corridor which offers three bedrooms with closet and a shower room. On the ground floor, the villa features a spacious garage and various cellars, providing ample storage space. The 335m² plot is beautifully planted and fenced. Modernization work is expected, but the villa offers a certain comfort with its quiet location, its thermodynamic water heater, its photovoltaic panels (9KW), softener, its recent boiler,..... Subdivision with charges of 240€ per year Property...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : C
Estimated annual energy between 1110 and 1560 € (reference year 2025)
Document non contractuel - 14/05/2025



Société d'exploitation de l'Agence Ferran – 24 avenue de la Gare 83720 TRANS en PROVENCE

RCS DRAGUIGNAN B 321 131 609 APE 6832A - FNAIM N° 5252 Montant du Capital social : 239584,30 €

Carte professionnelle portant les mentions : « Transactions sur immeubles et fonds de commerces, Gestion immobilière, Syndicde copropriété » numéro CPI 8302 2015 000 002 156 délivrée par la CCI du Var.

Numéro ORIAS : 24002286. Caisse de garantie : GALLIAN, 89 rue de la Boétie 75008 Paris, Client n° 110105 E Contrat n° GF0000001059.

RCP : COVEA RISKS N° 120137405 Numéro d'identification à la TVA : FR54321131609

Acceptant le règlement des sommes dues par chèques libellés à son nom en sa qualité de membre d'un centre de gestion agréé par l'administration fiscale