

429 000 €

For sale house

Surface : 99 m²

Surface of the land : 645 m²

Year of construction : 1996

Exposition : Sud

View : Jardin

Hot water : Electrique

Inner condition : good

External condition : good

Features :

fireplace, Bedroom on ground floor, double glazing

3 bedroom

1 bathroom

1 WC

1 garage



### House 9246MF Draguignan

Located in a quiet small housing estate, this single-story house offers about 100m² on a flat plot of approximately 700m², with distant views of wooded hills. It features a living room and kitchen area of around 41m² with a bar, closet, and fireplace. There is a sleeping area with 3 bedrooms, 2 of which have closets, a bathroom, and a toilet. You will also find an office (which can be converted into a 4th bedroom with a shower room), and a garage of about 16m². Plot suitable for a swimming pool. A covered loggia faces east and a terrace faces south. Garden with olive trees, cypresses, eleagnus hedge, and meadow. Close to schools, bike paths, and a green area. Information about the risks affecting this property is available on the Géorisques website <http://www.georisques.gouv.fr>

#### Legal information

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Fees paid by the owner, well condominium (10 lots in the condominium), annual current expenses 120 € (10 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://www.georisques.gouv.fr).

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 1350 and 1900 € (reference year 2025)  
Document non contractuel - 13/12/2025



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, Syndic de 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