

€ 490 000

For sale villa

7 rooms

Surface : 180 m²

Surface of the land : 2114 m²

Year of construction : 1982

Exposition : Sud sud ouest

View : Dégagée

Hot water : Electrique

Inner condition : good

External condition : a refresh

Couverture : tiles

Features :

pool, fireplace, double glazing

4 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 garage

4 parkings

2 cellars

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

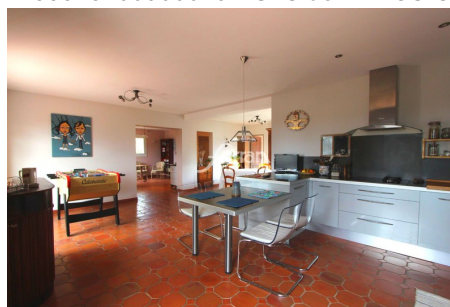
Document non contractuel

30/04/2024 - Prix T.T.C



Villa 8771EW Draguignan

Located south-south west on a plot of 2114m², this Provençal villa offers you 180m² of living space spread over two levels. As soon as you enter, you will be seduced by its spacious living room of approximately 64m², offering a convivial space ideal for entertaining. It offers a fitted and equipped kitchen, a living and dining area that can be adjusted according to your needs and direct access to the terrace allowing you to enjoy this dominant view. On this same level, a bedroom with dressing room of approximately 15m², a bathroom/shower and a separate toilet. You access the garden level via the staircase, which leads to a hall with numerous cupboards and which accommodates three bedrooms (approx. 10m²), including one of 18m² with an office (reversible air conditioning). They can all enjoy the outdoors with their direct access to the terraces. The cellars have the advantages of additional storage, but also the possibility of development. Attached garage. The green exterior is planted with numerous olive trees and has a traditional chlorine swimming pool and its poolhouse to enjoy our beautiful sunny days. Property proposed by Emilie WALASZCZYK - Commercial agent EI n°53518700900019 RSAC de DRAGUIGNAN n°535 187 009. Information on the



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 REGLEMENT DES SOMMES DUES PAR CHEQUES LIBELLES A SON NOM EN SA QUALITE DE MEMBRE

