

# AGENCE DU COIN

Transaction - Expertise - Location - Tél : 04 94 82 94 16

[www.agenceducoin83.com](http://www.agenceducoin83.com)

€ 265 000

**Buying townhouse**

**3 rooms**

**Surface : 110 m<sup>2</sup>**

**Surface of the living : 40 m<sup>2</sup>**

**Exposition : Est ouest**

**View : Citadine**

**Hot water : Electrique**

**Inner condition : good**

**External condition : a refresh**

**Couverture : tiles**

**Amenities :**

double glazing, Laundry room, calm

2 bedroom

2 terraces

1 bathroom

1 shower

2 WC

2 garages

1 cellar

**Fees and charges :**

265 000 € agency fees 3,77% à la  
responsibility of the buyer included

09/05/2025 - Prix T.T.C



## Townhouse Draguignan

83300 DRAGUIGNAN - TOWN HOUSE with 2 GARAGES and 2 TERRACES (about 110m<sup>2</sup> carrez law-2 bedrooms) Full of charm and character in the center of Draguignan comprising on the ground floor: on one side a large bedroom, a shower room / wc, a winter garden type space with skylight from the terrace from the 1st floor. On the other side of the entrance landing are two garages with a cellar. On the 1st floor: a terrace closed in veranda on the left then on the right, an entrance giving in front towards the kitchen/living room and on the right towards the living room. These two living rooms are large and high ceilings. Very bright, the office area of the living room is closed by a glass roof facing the terrace. On the second floor, a landing with: opposite, 1 large bedroom under the roof extended by a bathroom and a few steps to the right to access a large open terrace of around 40 m<sup>2</sup>. City gas heating, electric hot water and reversible air conditioning on the 1st and 2nd floor. PVC and wood joinery, double glazing everywhere. Contact at the Agence du Coin: Eva at 0682158704 for all information and visits Ref. : 718V1831M - Mandat n°1090



Agence du Coin GM - 1 rue Carnot - 83490 LE MUY

Tél: 04 94 82 94 16 - [contact@agenceducoin83.com](mailto:contact@agenceducoin83.com)

RCS Fréjus 798 023 875 SIRET 798 02387500015

Document non contractuel - Barème de prix disponible sur notre site internet