

AGENCE DU COIN

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

www.agenceducoin83.com

€ 1 360 000

Buying villa

7 rooms

Surface : 300 m²

Surface of the living : 70 m²

Surface of the land : 4676 m²

Year of construction : 2014

Exposition : Sud

View : Campagne

Hot water : Electrique

Inner condition : excellent

External condition : good

Amenities :

pool, pool house, Baie à galandage,
fireplace, Bedroom on ground floor,
double glazing

4 bedroom

3 terraces

1 bathroom

3 showers

4 WC

2 garages

1 cellar

Energy class (dpe) : B

**Emission of greenhouse gases
(ges) : A**

Fees and charges :

1360000 € fees included



Villa Draguignan

Modern Villa 300 m² with Beach-style Swimming Pool and Wooded Land of 4676 m². A true haven of peace! Located in a calm and green environment, without any vis-à-vis, in the immediate vicinity of all amenities (4 min from the town center, 1 min from the industrial zone, 10 min from the picturesque village of LORGUES), this sumptuous modern villa of character of 300 m² will seduce you with its contemporary architecture, its generous volumes and its exterior worthy of the most beautiful postcards. Ground floor: Main entrance, dressing room. A bright living room with a fireplace insert opening onto the dining room, a fully equipped open-plan kitchen, open to the living space and access to a covered terrace. A master suite with a dressing room, bathroom with bathtub, shower, toilet and double sink. All rooms open onto a large covered terrace and views of the swimming pool. 1st Floor: Two beautiful bedrooms each with storage, window overlooking the garden and the swimming pool. A bathroom with shower and double sink + a separate toilet. Finished basement: A gym, a laundry room, an office, a sports hall, an Irish pub-style cellar, a boiler room, access to the outside. A landscaped plot of 4676 m² with numerous magnificent olive trees. A heated swimming pool with an exotic look and a waterfall (remote-controlled), furnished hut: lounge area, outdoor shower, toilet, storage, guaranteed "island" atmosphere! A large 50 m² garage with: Underfloor heating (and cooling) 6.5 kW solar panels with resale, drilling, borehole



Swimming Alarm
and comfort
n°1317



Electric
luxury

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RCS Fréjus 798 023 875 SIRET 798 02387500015

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