

AGENCE DU COIN

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

www.agenceducoin83.com

Price on request

Buying house

5 rooms

Surface : 93 m²

Surface of the living : 40 m²

Surface of the land : 231 m²

Year of construction : 1987

Exposition : Sud

View : Jardin

Hot water : Thermodynamique

Inner condition : a refresh

External condition : Rénové

Couverture : tiles

Amenities :

double glazing, Automatic gate

4 bedroom

1 terrace

1 bathroom

2 WC

1 garage

1 parking

Energy class (dpe) : B

Emission of greenhouse gases (ges) : A

Fees and charges :

Annual current expenses 160 €

Well condominium

17/103285 - Duffinco



House Draguignan

Great opportunity in a residential neighborhood of Draguignan. This charming semi-detached family villa of 93m² faces south with its garden and is conveniently located close to primary, secondary, and higher education schools, as well as military schools and shops. This two-story house features four bedrooms, a bathroom, two separate toilets, a fitted open-plan kitchen, a bright 40m² living room, and a lovely terrace shaded by an electrically adjustable bioclimatic pergola, allowing you to enjoy the Mediterranean sun in moderation. Built in 1987, the house has been extensively upgraded with added comfort thanks to external insulation and photovoltaic panels, resulting in substantial energy savings. It requires minor interior refreshing to suit your personal style. Private parking and a garage are available, accessible via an automatic gate for added security. The drainage system is connected to the main sewer. Finally, hot water is provided by a thermodynamic water heater, and heating is supplied by a heat pump for enhanced comfort. These costly comfort improvements are very recent (external insulation, attic, heat pump, and water heater). Don't wait any longer to come see it! Recent electric gate. Electric rolling shutters. CONTACT AND VIEWINGS: DAVID DORDOR 0684080522 Ref. : 718V2030M - Mandat n°1369



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Tél: 04 94 82 94 16 - contact@agenceducoin83.com

RCS Fréjus 798 023 875 SIRET 798 02387500015

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