

164 m villa, 3 bedrooms, study, living areas, swimming pool, garage, cellar on 1623 m of land



INFORMATION

Town:	Draguignan
Department:	Var
Bed:	3
Bath:	2
Floor:	163 m2
Plot Size:	1623 m2

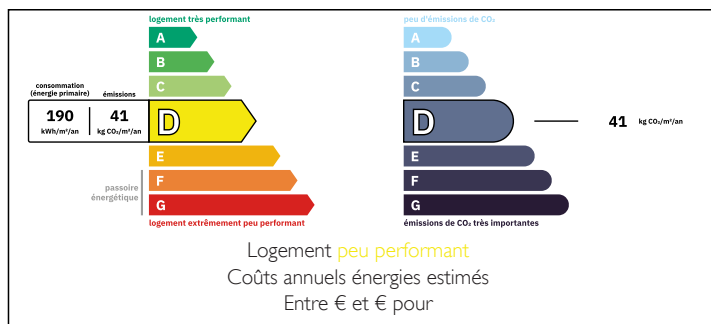
IN BRIEF

164 m² villa with 2 bedrooms, study and several living areas, set in 1623 m² of garden, located in the centre of Draguignan.

A marble staircase leads from the entrance to the first floor. A hall leads to the living room with open access to the dining room and semi-open-plan kitchen. The hallway also leads to two bedrooms, currently used as a study and second living room, a shower room and a separate toilet. The ground floor comprises a flat: living room, kitchen, shower room with underfloor heating, separate toilet, two bedrooms and a utility room.

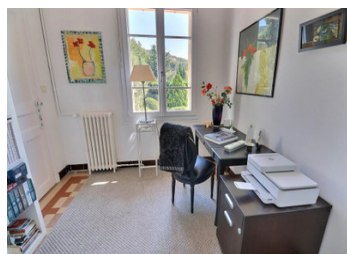
Spacious, bright and sunny property. The property has a beautifully landscaped, enclosed garden, swimming pool and garage. Situated in the heart of Draguignan and Provence, a region renowned for its vineyards, châteaux and art of living. Just 1 hour from the Mediterranean coast and...

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

House in Draguignan - Peaceful setting and comfortable amenities.

Located in a quiet, pleasant setting in the charming town of Draguignan, this 163 m² (Carrez law) bastide offers a peaceful living environment, combining comfort, authenticity and proximity to amenities. Ideally suited to a family or anyone looking for peace and quiet, it boasts generous volumes and comfortable finishes.

Interior layout

Ground floor:

Entrance hall: 3.53 m²

Hallway: 9.36 m²

Dressing room: 12.60 m²

Bedroom 1: 12.69 m²

Shower room/WC: 5.40 m²

Bedroom 2: 20.58 m²

kitchen: 11.63 m²

Separate WC: 1.47 m²

1st floor :

Landing/storage: 8.54 m²

Study with cupboard: 8.99 m²

Living room 1: 13.98 m²

Living room 2: 13.92 m²

Dining room: 24.42 m²

Kitchen: 11.01 m²

Shower room: 3.79 m²

Separate WC: 1.92 m²

Outside and features

The carefully landscaped 1,623 m² enclosed garden is planted with cypress, olive and arbutus trees, creating a typically Mediterranean atmosphere.

Exterior features include :

A swimming pool (8 x 4 m, 1.5 to 2 m deep).

A garage.

Wine cellar.

Ample parking space.

An electric gate.