

Bastide of 248 m with independent studio (29 m), 4 bedrooms, heated swimming pool in a garden of 8000 m.



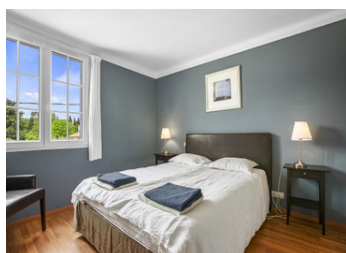
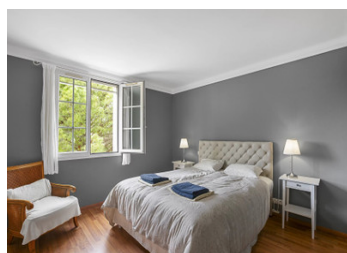
INFORMATION

Town:	Draguignan
Department:	Var
Bed:	5
Bath:	2
Floor:	248 m2
Plot Size:	8000 m2

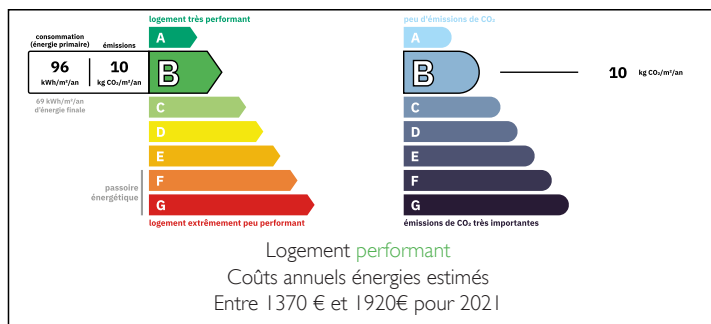
IN BRIEF

Bastide of 238 m², with independent studio of 29.6 m² on a garden of 8000 m², situated in a superb location in Draguignan.

Spacious, bright and sunny property with four bedrooms and spacious living areas. The property has a beautifully landscaped, enclosed garden, a heated saltwater swimming pool, summer kitchen, several terraces and a garage (30.58 m²). Ideal as a family home, country house, main or second home or for rental investment. Situated in the heart of Provence, a region renowned for its vineyards, châteaux and art of living. Just 45 km from the Gorges du Verdon, 1 hour from the Mediterranean coast and with easy access to Marseille or Nice international airports.



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

Exceptional house in Draguignan - Peaceful setting and comfortable features.

Situated in a quiet, pleasant setting in the charming town of Draguignan, this bastide of 218 m² (Carrez law) offers a peaceful living environment, combining comfort and authenticity. Ideal for a family or anyone looking for peace and quiet, it boasts generous volumes and quality finishes.

Interior layout

Ground floor:

Entrance hall: 13.66 m²

Kitchen/dining room: 37.94 m² (37.94 sq ft)

Rear entrance: 5.41 m²

Utility room: 5.47 m²

Storage room: 14.32 m²

Storeroom: 7.27 m²

Clearance WC: 4.42 m²

WC: 1.59 m² (1.59 m²)

Living room 1: 20.27 m²

Living room 2: 10.45 m²

Garage: 30.58 m² (30.58 m²)

Boiler room: 2.96 m²

1st floor

Landing: 12.62 m²

WC: 1.59 m² (1.59 m²)

Dressing room 1: 6.86 m²

Bathroom 1: 9.59 m²

Bedroom 1: 16.54 m²

Bedroom 2: 13.37 m²

Bedroom 3: 15.17 m²

Dressing room 2: 3.88 m²

Bedroom 4: 11.71 m²

Bathroom 2: 6.24 m²

Separate flat

Living room/kitchen: 16.28 m² (172 sq ft)

Bedroom: 8.94 m² with en-suite bathroom

Shower room with WC: 4.42 m²

This 29 m² self-contained flat is perfectly integrated into the property and is ideally located by the swimming pool.