

## Traditional Provençal Villa with Pool, Independent Guest Studio & Exceptional Renovation Potential on 5,250m



## INFORMATION

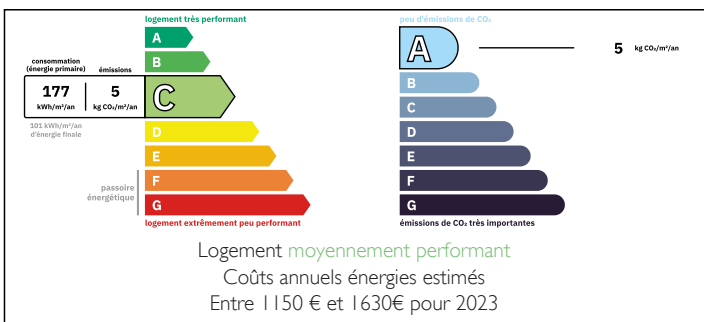
Town:	Draguignan
Department:	Var
Bed:	4
Bath:	2
Floor:	138 m <sup>2</sup>
Plot Size:	5250 m <sup>2</sup>



## IN BRIEF

Set within approximately 5,250 m<sup>2</sup> of private grounds surrounded by mature Mediterranean planting and olive trees, this traditional Provençal villa offers an excellent opportunity to acquire a spacious family home with swimming pool, independent guest accommodation and significant renovation potential just minutes from the centre of Draguignan.

## 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.



## DESCRIPTION

Constructed in 1982, the property extends to approximately 138 m<sup>2</sup> of living space and enjoys a peaceful, natural setting while remaining highly accessible to the amenities, schools and transport links of one of the Var region's principal towns.

The main house offers a practical and well-balanced layout comprising a fitted kitchen, separate dining room and a bright dual-aspect living room with exposed beams, insert fireplace and direct access onto the terraces. The accommodation further includes three bedrooms, a bathroom and separate WC. Large openings throughout the property create a strong connection with the surrounding gardens and outdoor entertaining areas.

A particularly attractive feature is the independent studio apartment adjoining the pool house, comprising a bedroom, kitchen and shower room with WC. This space offers excellent flexibility for visiting family and guests, seasonal rental accommodation or longer-term independent living.

Outside, the property centres around an impressive 9m x 4m mosaic swimming pool with expansive stone terraces and a bright pool house opening directly onto the pool area, creating an ideal setting for outdoor dining, entertaining and enjoying the Provençal climate. The grounds are private and largely level, offering additional landscaping or lifestyle potential. A garage and reversible air conditioning further enhance the practicality of the property.

While already fully functional, the property would now benefit from cosmetic modernisation and updating, presenting clear value-add potential for purchasers seeking to create a more contemporary Provençal residence. The combination of land size, pool, independent accommodation and proximity to Draguignan creates strong upside...

## NOTES