

Substantial Family Residence with Independent Apartment, Pool & Panoramic Views over Draguignan

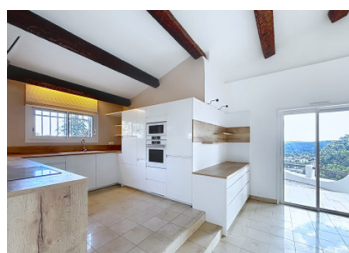


INFORMATION

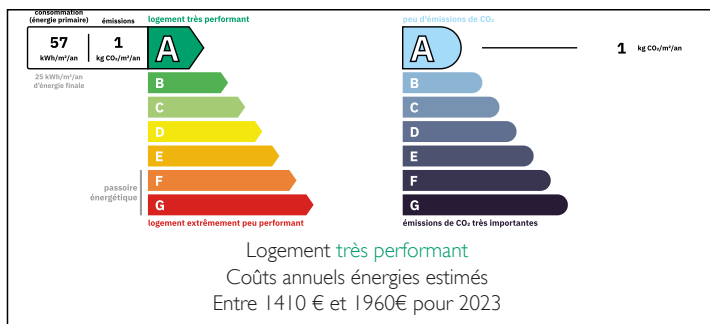
Town:	Draguignan
Department:	Var
Bed:	7
Bath:	3
Floor:	315 m2
Plot Size:	2549 m2

IN BRIEF

Occupying an elevated position within one of Draguignan's most desirable residential settings, this beautifully presented property combines generous living space, exceptional versatility and breathtaking panoramic views across the town and surrounding countryside. Set within approximately 2,549m² of landscaped grounds, the property offers approximately 315m² of habitable accommodation together with a swimming pool, pool house, garage and a self-contained apartment, creating a rare opportunity for families, second-home owners or those seeking a property with income-generating potential.



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 foncière: 5300 EUR

NOTES

DESCRIPTION

Originally constructed in 1983, the property has been extensively renovated and modernised, resulting in a home that is both highly functional and exceptionally comfortable. The quality of the improvements is immediately evident throughout, from the contemporary kitchen and bathrooms to the bright, welcoming living spaces and carefully maintained exterior areas. Of particular note is the property's excellent A/A energy rating, an increasingly rare and valuable feature for a home of this size, providing both environmental benefits and lower running costs.

The main residence has been thoughtfully designed to maximise natural light and take full advantage of the stunning views. At its heart lies an impressive double-height living area with exposed beams, generous glazing and direct access to the covered terrace, creating a wonderful sense of space and connection to the outdoors. A large fully equipped kitchen provides the ideal setting for everyday family life and entertaining alike, while the spacious master suite benefits from a dressing room and private bathroom. A further bedroom on the main level adds flexibility for guests or family members.

Upstairs, a substantial mezzanine overlooks the principal reception space and provides an ideal reading area, office or additional sitting room. Three further bedrooms, a shower room and a solarium complete this level, offering ample accommodation for larger families or visiting guests.

The self-contained apartment on the garden level is a significant asset. Comprising a living area with kitchenette, bedroom, sleeping area and shower room, it offers complete independence for extended family members, teenagers,...