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## Stylish Villa With Pool Close To City Centre - Draguignan

Draguignan , Var , Provence-Alpes-Cote-d'Azur



**€750,000**

inc. of agency fees

2 Beds      163 sqm      0.16 ha

Within walking distance of the city centre in a quiet area, you will find this elegant 1902 villa of about 175 m<sup>2</sup> in a garden...

### At a Glance

**Reference** MFH-  
PROHWCL85141490

**Bed** 2

**Land** 0.16 ha

**Near to** Draguignan

**Pool** Yes

**Price** €750,000

**Hab.Space** 163 sqm

**Land Tax** N/A

### Property Description

Within walking distance of the city centre in a quiet area, you will find this elegant 1902 villa of about 175 m<sup>2</sup> in a garden of 1673 m<sup>2</sup>.

This villa is very stylish with high ceilings and a balcony at the front from where you can enjoy the view over the woods and the city.

On the upper floor, a marble staircase leads to spacious hall from where you enter the elegant lounge with open access to the dining room and half-open kitchen.

From the hall you have access to two bedrooms that currently serve as an office and second lounge, and a bathroom and separate toilet.

On the entrance level you find an apartment: a lounge, separate kitchen, bathroom, a separate toilet, two bedrooms and storage space.

The house has new German-made PVC window frames with double glazing throughout, the facade was totally restored in 2021 with reinforcing steel structures to make it resistant to climatic influences.

From the upper floor you have access to a large terrace with barbecue and from here to the garden.

In the beautiful mature garden of 1673 m<sup>2</sup> with olive trees, cypresses and strawberry trees you will find several seating areas, the 8 x 4 m pool, depth 1.5-2 m, a garage, a (wine) cellar and ample parking.

The garden is enclosed and equipped with an electric gate.

## Summary

|                |          |
|----------------|----------|
| Property type: | House    |
| Bedrooms:      | 2        |
| Price          | €750,000 |

## Key Information

|                    |         |
|--------------------|---------|
| Year Built:        | 1902    |
| Internal Area:     | 163 sqm |
| Land Area:         | 0.16 ha |
| Property Features: |         |
| • Barbecue         |         |
| Swimming Pool?     | Yes     |

## Location: Provence-Alpes-Cote-d'Azur



## Gallery



















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