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Renovated Property Ideally Located - Draguignan

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



€755,000

inc. of agency fees

5 Beds 200 sqm 0.31 ha

Discover this superb renovated villa in a quiet and privileged residential area, in close proximity to the city centre and shops. Nestled on a green plot of approx. 3100 sqm with century-old trees and...

At a Glance

Reference MFH-
PROHWCL85588323

Bed 5

Land 0.31 ha

Near to Draguignan

Pool Yes

Price €755,000

Hab.Space 200 sqm

Land Tax N/A

Property Description

Discover this superb renovated villa in a quiet and privileged residential area, in close proximity to the city centre and shops.

Nestled on a green plot of approx. 3100 sqm with century-old trees and beautiful old stone restanques, the

main house is composed of : on the ground floor, an entrance hall with cupboard and guest toilet, a modern fully-equipped kitchen, a welcoming living room of over 60 sqm, and a first bedroom with en suite shower room. All rooms on the ground floor have access to the garden.

Upstairs : a landing, balcony, three spacious bedrooms with fitted wardrobes and open views over the garden, the town or the surrounding hills, a shower room/toilet.

Outdoor, an outbuilding of 90 sqm with a 35 sqm two-bedroom apartment are included : composed of a living room, bedroom and shower room, a perfect place to welcome your guests; a garage and a large workshop.

A swimming pool (12 x 6m) with large pool decks, ideal for cooling off in the summer, and several shaded terraces for enjoying sunny days.

Underfloor heating, air conditioning, high efficiency solar panels. This property enjoys an exceptional living environment, ideal for families or those in search of peace and quiet.

Great potential for extension and possibility to acquire up to 3,000 sqm of additional building land !

Just 45 minutes from Saint-Tropez, the Gorges du Verdon and International Nice Airport.

Summary

Property type:	House
Bedrooms:	5
Price	€755,000

Key Information

Year Built:	1970
Internal Area:	200 sqm
Land Area:	0.31 ha
Property Features:	
• Air-conditioning	
Swimming Pool?	Yes
Has Air Conditioning?	Yes

Location: Provence-Alpes-Cote-d'Azur



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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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C. BAUER – Sunday Times

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