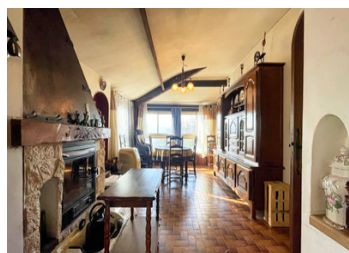
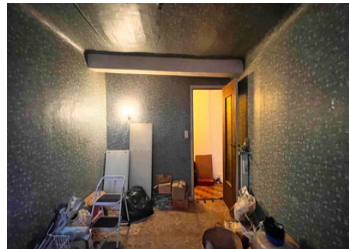


In the centre of Draguignan, 6-room flat, 119m², 4 bedrooms, garden and stone annexes to renovate



INFORMATION

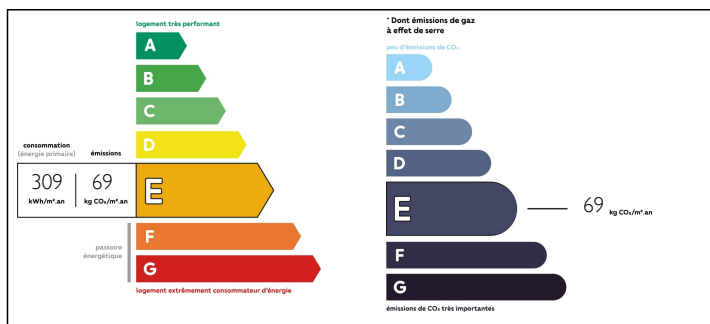
Town:	Draguignan
Department:	Var
Bed:	4
Bath:	1
Floor:	119 m ²
Plot Size:	650 m ²



IN BRIEF

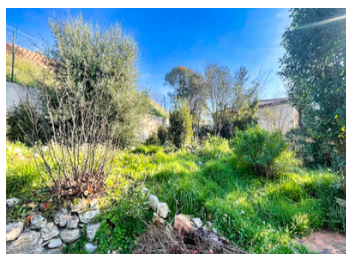
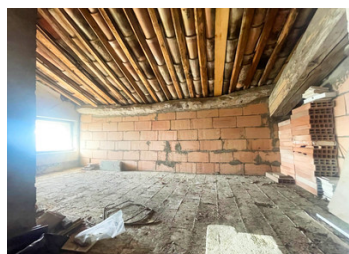
This flat, located on the top 2 floors of a development in Draguignan, boasts some interesting features. With a surface area of 119 m² and an impressive 650 m² of private outdoor space, including a stone building, it offers a spacious and pleasant living environment. Property in need of renovation.

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: 1445 EUR

NOTES

DESCRIPTION

Renovation work will transform the property into a revitalised home, ready to welcome its new occupants in comfort and style.

Here is a summary of the main features:

This 119 m² property offers a spacious interior layout comprising an entrance hall, dining room, living room, kitchen and four bedrooms, providing a comfortable living space. The convertible attic space on the second floor offers further scope for personalisation.

The property was built before 1948, giving it a historic character and authentic charm, preserving its history.

The benefit of 650 m² of private outdoor space, including a stone building, offers opportunities for outdoor development and relaxation, adding further appeal to the property.

Situated in a suburban residential area where the maximum building area is 30% of the total land area, this property also offers scope for development to suit your needs and preferences.

Heating: wood-burning insert (logs) and radiators in all rooms.

Waste water treatment: collective sewerage.

All in all, this flat represents an interesting opportunity for those looking for a spacious home with private exteriors, in a historic setting and with additional conversion possibilities. Its location in the charming town of Draguignan adds to its appeal, offering a balance between tranquillity and proximity to urban amenities.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>