



## Property

DRAGUIGNAN (83)

970 000 €\*

\* Agency fees to be paid by the seller



714 m<sup>2</sup>



7 pièce(s)



4 chambre(s)

## PROPERTY DESCRIPTION

Draguignan, exclusively for you, ideal for professionals, real estate complex of 710 m<sup>2</sup> city center in a quiet environment a stone's throw from Boulevard G. Clemenceau. On the ground floor, in a 300 m<sup>2</sup> hangar space we find parking for 3 cars as well as an office, a 47 m<sup>2</sup> auditorium and a terrace with a covered garden. Still on the same level, a living space with an area of 131 m<sup>2</sup> with kitchen, living room, dining room, laundry room of 20 m<sup>2</sup>, a second auditorium of 22 m<sup>2</sup>, a wine cellar of 23 m<sup>2</sup>. A clearance of 35 m<sup>2</sup> gives access to the level of the 1st floor which consists of 4 bedrooms with an average surface area of 12 m<sup>2</sup> with master bedroom of 21 m<sup>2</sup> with 2 bathrooms, 2 WCs, 1 shower room, laundry room, the all decorated with a handrail with access to a terrace. You will quickly understand that we are on a property which is aimed at a clientele wanting unusual housing in the city center, in a quiet area, combining a professional activity. A virtual tour is available upon request. Number of lots in the co-ownership: 8, Average annual amount of the share of charges (projected budget): 0€ or 0€ per month. Fees are the responsibility of the seller.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr).

\*\* ENGLISH SPEAKERS: please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



**Benoit MORIMONT**

**DRAGUIGNAN (83300)**

Agent

RSAC : 504 227 893 00022

Courts service city :  
DRAGUIGNAN

**(+33)6 37 03 76 20**

## LE BIEN EN IMAGES





## DETAILS

### GENERAL

Reference ..... 837424

Property type ..... Property

Year of construction ..... 1900

Exposure ..... South

View ..... Vue sur Ville

### SURFACES

Living space ..... 714 m²

Surface Carrez Law ..... 303 m²

Living room surface ..... 110 m²

Land surface ..... 714 m²

### CONDOMINIUM INFORMATION

Condominium property ..... Yes

Condominium lots count ..... 8

### COMPOSITION

Number of rooms ..... 7

Number of bedrooms ..... 4

Number of bathrooms ..... 2

Toilets count ..... 3

Washrooms ..... 1

Terrace ..... 1

### DPE/GES

DPE ..... 68

GES ..... 2

### APPENDIX

Parking ..... couvert

Parking space ..... 9

Garage ..... 1

Videophone ..... Non

### SERVICES

Air conditioning ..... Yes

Heater ..... climatisation réversible

Kitchen ..... équipée

Swimming-pool ..... Yes

Interpcom ..... Yes



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639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez  
CS 70058 34 473 Pérols Cedex  
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