

234 000 €

For sale apartment

3 rooms

Surface : 86 m<sup>2</sup>

Surface of the living : 33 m<sup>2</sup>

Year of construction : 1976

Exposition : Sud ouest

Hot water : Individuelle gaz

Inner condition : to modernize

Building condition : Ravalement fait

Features :

lift, double glazing, gated, calm, armored door, residential, Stores électriques, electric shutters, Climatisation

2 bedroom

2 terraces

1 shower

1 WC

1 garage

1 parking

1 cellar

#### Legal information

234 000 € fees included

4,00% VAT of fees paid by the buyer (225 000 € without fees), well condominium (40 lots in the condominium), annual current expenses 1 700 € (142 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)



## Apartment 8859ew Draguignan

Crossing apartment located on the 4th and last floor of a closed residence. Its entrance leads on one side to a living room with lounge/dining room of 33m<sup>2</sup> with access to the balcony of approx. 18m<sup>2</sup>. and another a fitted/equipped kitchen (9.56m<sup>2</sup>) with balcony. Its sleeping area is made up of a first bedroom with cupboard, a second bedroom with access to the balcony, a separate toilet, a dressing room and a bathroom. Finally, a garage with automatic door and electricity, parking and a cellar complete this property.

Energy class (dpe) : C - Emission of greenhouse gases (ges) : C  
Estimated annual energy between 1030 and 1440 € (reference year 2024)  
Document non contractuel - 27/07/2024



Société d'exploitation de l'Agence Ferran – 24 avenue de la Gare 83720 TRANS en PROVENCE

RCS DRAGUIGNAN B 321 131 609 APE 6832A - FNAIM N° 5252 Montant du Capital social : 239584,30 €

Carte professionnelle portant les mentions : « Transactions sur immeubles et fonds de commerces, Gestion immobilière, Syndic de copropriété » numéro CPI 8302 2015 000 002 156 délivrée par la CCI du Var.

Numéro ORIAS : 24002286. Caisse de garantie : GALLIAN, 89 rue de la Boétie 75008 Paris, Client n° 110105 E Contrat n° GF0000001059.

RCP : COVEA RISKS N° 120137405 Numéro d'identification à la TVA : FR54321131609

Acceptant le règlement des sommes dues par chèques libellés à son nom en sa qualité de membre d'un centre de gestion agréé par l'administration fiscale