

149 000 €

For sale duplex

4 rooms

Surface : 91 m<sup>2</sup>

Surface of the living : 26 m<sup>2</sup>

View : Citadine

Hot water : Individuelle gaz

Inner condition : good

Standing : residential

Features :

double glazing, armored door

3 bedroom

1 bathroom

1 shower

2 WC



## Duplex 8843MF Draguignan

Charming type 4 duplex in the heart of downtown Draguignan. Located on the 2nd and 3rd floor of a 4-storey residential building, this apartment offers a total surface area of approximately 91 m<sup>2</sup>, including a warm living room of approximately 26 m<sup>2</sup> including an equipped open-plan kitchen and a beautiful, bright living room opening onto the balcony. . On this same landing, two bedrooms with storage, a bathroom with WC. A spiral staircase gives access to the master bedroom of approximately 17 m<sup>2</sup> fitted with storage space and a bathroom with WC. Also enjoy a city view and services such as double glazing and an armored door for your security. Its individual gas heating and hot water system will guarantee you all the necessary comfort. This property is an opportunity not to be missed. Information on the risks to which this property is exposed is available on the GéoRisks website: [www.georisks.gouv.fr](http://www.georisks.gouv.fr)

### Legal information

149 000 €

Fees paid by the owner, well condominium (9 lots in the condominium), annual current expenses 530 € (44 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)

Energy class (dpe) : C - Emission of greenhouse gases (ges) : C  
Estimated annual energy between 646 and 874 € (reference year 2022)  
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