COLDWELL BANKER
EUROPA REALTY

House Draguignan 158 m²



SALE PRICE : 650 000 €

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DESCRIPTION

Located in the highly sought-after Vieille Route de Grasse area, just 10 minutes from Draguignan town center, discover this magnificent contemporary villa offering 158 sq.m of living space. Built in 2010 to exceptional standards using eco-friendly Monomur bio-bricks for high thermal insulation, it perfectly combines modern comfort, energy efficiency, and Provençal charm. Set in the heart of a fully fenced, beautifully landscaped 3,000 sq.m park, completely free of any overlooking neighbors and in an exceptionally quiet residential environment.
Interior Layout & Living Spaces:Exceptional Living Room: A stunning, light-filled reception area.
Fully Fitted Kitchen: Open and functional, leading directly out onto the terrace overlooking the pool. Private Master Suite: Includes a 15 sq.m bedroom and a large 8 sq.m full bathroom.
Garden-Level Night Area: 3 additional bedrooms (14 sq.m, 14 sq.m, and a 9 sq.m room ideal as a home office or nursery) served by 2 independent bathrooms.
Outdoors & Premium Features:Chlorine Swimming Pool & Main Terrace: Features a large 40 sq.m terrace offering an elevated, open view.
Landscaped Grounds: Beautifully maintained gardens with flower beds and a motorized wrought-iron gate.
Double Garage (40 sq.m): Outfitted with large glass bay windows. Comfort & Home Automation: Underfloor heating, reverse-cycle air conditioning, full smart home automation system, alarm, electric roller shutters, and mains drainage (tout-à-l'égout). Rare Land Potential: Residual building capacity (COS), offering high potential for an extension or additional construction.

JULIE CHIAPPETTA

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Prestige Real Estate Consultant Global Luxury Brand Specialist

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FEATURES

Property type:	House	Area:	158.0 m²	Number of rooms:	6 rooms
Number of bedrooms:	4 bedrooms				

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): A 60

Greenhouse gas emissions (GHG) index: A 2

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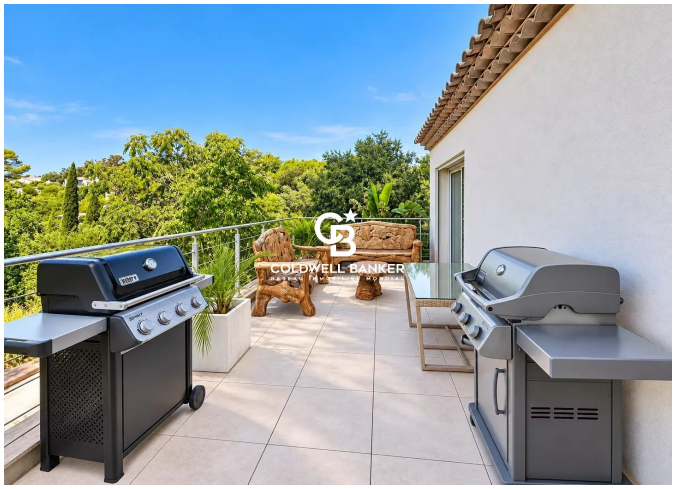





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