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## New Build in Var

Draguignan , Var , Provence-Alpes-Cote d'Azur



**€120,000**

inc. of agency fees

26 sqm

The Charm Of The Var To Make  
An Attractive Real Estate  
Investment In The Var,  
Draguignan Stands Out As A  
Destination Of Choice For...

### At a Glance

**Reference** MFH-PROAN3103718

**Near to** Draguignan

**Price** €120,000

**Pool** No

**Hab.Space** 26 sqm

**Land Tax** N/A

### Property Description

## THE CHARM OF THE VAR

To make an attractive real estate investment in the Var, Draguignan stands out as a destination of choice for savvy investors. Located just 35 km from the Gulf of Saint-Tropez, the city offers an exceptional living environment where all the attractions of Provence come together: a rich heritage, renowned gastronomy, preserved traditions, and enchanting landscapes. The quality of life in Draguignan is incomparable.

## A FAMILY AND ACTIVE CITY

Draguignan is a city on a human scale, warm and dynamic. It is the center of an agglomeration with 107,000 inhabitants, with a constantly growing employment pool since the 2000s. Its activity zones are strategically integrated into the regional economy thanks to the proximity of the A8 to Nice, Aix and Marseille, the A57 to Toulon, as well as the TGV station of Les Arcs. This economic vitality is supported by the tourist craze and the presence of an active student population.

## A SOUGHT-AFTER LOCATION

The new residence in Draguignan enjoys a sought-after location, offering its future residents a peaceful setting close to the city center. You will have the opportunity to discover the picturesque and lively streets of Draguignan, its Market Square, and its many shops. The quality of the address and the standing of the residence ensure you a promising rental potential, in particular thanks to the Pinel scheme (zone B1).

## ARCHITECTURE INSPIRED BY PROVENCAL BASTIDES

This new residence consists of 4 human-sized buildings, whose architecture is inspired by Provencal bastides. It fits perfectly into a green environment, creating a true haven of serenity.

## A GREEN ESTATE

The estate of this new residence near the center of Draguignan extends over a plot of 6,000

m<sup>2</sup>, half of which is dedicated to a magnificent contemplative landscaped garden. You can enjoy unspoiled nature just a few steps from your home.

#### A WIDE CHOICE OF APARTMENTS

The residence offers a wide range of apartments, from studios to 5-room apartments, with varied surface areas. Most of the accommodation opens onto a balcony, terrace or private garden, providing a pleasant outdoor space to enjoy the mild sunny days of Draguignan.

#### OPEN-SKY TERRACES

On the top floor of the residence, superb open-sky terraces extend over more than 70 m<sup>2</sup>, offering breathtaking views of the surroundings. These spaces invite you to relax and contemplate.

#### A QUALITY INVESTMENT

In summary, the new residence in Draguignan represents much more than just a place to live, it is a quality investment in the heart of a dynamic city with undeniable Provencal charm. Take advantage of this opportunity to combine modern comfort with the charm of Provence.

#### New construction advantages

All new maintenance-free constructions come with a ten-year warranty, flexible payment terms, guaranteed delivery, an energy-efficient construction RT2020, capital gain after delivery, and optional layout and finishing adjustments when you reserve on time.

A French notary supervises the purchase, and you have our guidance until delivery. We present different sizes to each new construction project to give you an idea of the price range. Contact us to get the project brochure and to learn about the latest availability!

### Summary

Property type: New Build and Off-Plan  
Price €120,000

### Key Information

Internal Area: 26 sqm

**Location: Provence-Alpes-Cote d'Azur**



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## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days cooling off period has expired. It takes an average of three months to buy a property in France.

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## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**



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