

**252 000 €**

**Contact agency**

**IMMO GLOB**

745 Chem. de Moure Froid

30900 Nîmes

06 69 21 47 08 / immoglob30@gmail.com

**For sale villa**

**4 rooms**

**Surface : 93 m²**

**Surface of the living : 30 m²**

**Surface of the land : 140 m²**

**Year of construction : 2015**

**Exposition : Sud nord**

**View : Jardin**

**Hot water : Thermodynamique**

**Inner condition : excellent**

**External condition : GOOD**

**Couverture : roof terrace**

**Features :**

double glazing, Laundry room

3 bedroom

1 bathroom

2 WC

1 garage



**Villa 1932025 Marguerittes**

MARGUERITTES villa type 4 (3 bedrooms with fitted wardrobe), in a recent area and very close to the town center, all amenities less than 5 minutes walk, shopping center 5 minutes by car, electric shutters, fitted and partially equipped kitchen area with hob and extractor hood, laundry room, 2 toilets, an adjoining garage, 1 patio to enter the house and 1 garden to the south to enjoy an enclosed exterior, This property is in excellent condition and very pleasant to live in. This villa was previously rented at €930. The notice to sell has been issued, but the tenant would be happy to stay if the buyer were an investor. However, this house will be vacated if the buyer wishes to live in it themselves.

**Fees and charges :**

252 000 € fees included

Document non contractuel

14/06/2025 - Prix T.T.C

