

257 000 €

Contact agency

Euro Sun Immobilier

12 Place de la République

34440 Nissan Lez Enserune

06 21 13 37 25 / contact@eurosun-immo.com

For sale villa

4 rooms

Surface : 94 m²

Surface of the living : 47 m²

Surface of the land : 311 m²

Year of construction : 2007

Exposition : Sud est

View : Citadine

Hot water : Electrique

Inner condition : GOOD

External condition : GOOD

Features :

Bedroom on ground floor, double glazing,

Automatic gate

3 bedroom

1 terrace

1 shower

1 WC

1 garage

1 parking

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

08/05/2025 - Prix T.T.C



### Villa 6426 Nissan-lez-Enserune

Pretty single-story villa, easy to live in, T4 of approximately 94 m² living space on an enclosed plot of 311 m². Sheltered entrance opening onto a large air-conditioned living room with fitted open-plan kitchen. It benefits from beautiful light thanks to its 3 openings including a bay window giving access to a fully tiled terrace. Sleeping area composed of 3 bedrooms with cupboards, a magnificent bathroom with Italian shower and 1 separate WC. Garage with automatic gate 23 m² and private parking space. The attic insulation has been redone, all the woodwork is double glazed with electric roller shutters. Quality residential area. Property tax €1,330

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Fees and charges :

257 000 € fees included

