

**315 000 €**

**Contact agency**

**Nyons Immobilier**

50, Place de la libération

26110 Nyons

04 75 26 17 26 / info@nyons-immo.com

**For sale villa**

**4 rooms**

**Surface : 94 m²**

**Surface of the living : 30 m²**

**Surface of the land : 665 m²**

**Year of construction : 1969**

**Exposition : Sud est**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : GOOD**

**Features :**

POOL, fireplace, Bedroom on ground floor, double glazing, TERRACE

3 bedroom

2 terraces

1 bathroom

1 shower

3 WC

**Energy class (dpe) : F**

**Emission of greenhouse gases (ges) : C**

Document non contractuel

23/05/2025 - Prix T.T.C



### Villa 5608 Nyons

A few kilometers east of NYONS Villa built in 1969 and completely renovated in recent years Ground Floor : Garage / Workshop 15 m², Office 10 m² with cupboards, Laundry room, Beautiful cellar with gravel floor Parental suite 15 m² composed of a bedroom with shower, dressing room and separate toilet Floor : Living room of 30 m² opening onto a terrace, Independent fitted kitchen 9.50 m², 2 Bedrooms of 10 and 11 m² with cupboards, Bathroom (spa bath), separate wc Pellet boiler - Wood stove in the living room. Double glazed PVC joinery - Softener - The roof was redone last year - Recent electricity and plumbing Enclosed land of 665 m² - 9.5 mx 4.60 m spa pool with large tiled beach and covered terrace , summer kitchen, technical room and wc

Fees and charges :

315 000 € fees included

