

430 000 €

Contact agency

Nyons Immobilier

50, Place de la libération

26110 Nyons

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For sale villa

5 rooms

Surface : 115 m<sup>2</sup>

Surface of the living : 43 m<sup>2</sup>

Surface of the land : 1500 m<sup>2</sup>

Year of construction : 1986

Exposition : Sud ouest

View : Dégagée

Hot water : Electrique

Couverture : tiling

Features :

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

4 bedroom

2 terraces

1 bathroom

1 shower

2 WC

2 garage

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel

01/05/2024 - Prix T.T.C



### Villa 5520 Mirabel-aux-Baronnies

MIRABEL-AUX-BARONNIES, Village with all amenities a few kilometers from NYONS Villa built in 1986 with a living area of approximately 115 m<sup>2</sup> Living room 43 m<sup>2</sup> with open kitchen area of 8 m<sup>2</sup>, Cellar, separate toilet, Distribution corridor, 2 Bedrooms of 11 m<sup>2</sup>, Bathroom (bath) Upstairs, 2 bedrooms of 9 and 10 m<sup>2</sup>, one with terrace, bathroom (shower) with toilet Electric heating - Insert fireplace in the living room Double-glazed PVC joinery around ten years old Drilling - Town water possible - Mains sewer Double garage 36 m<sup>2</sup> - Large shelter for motorhome Enclosed land 1,500 m<sup>2</sup> - Swimming pool 8m x 4m New liner

Fees and charges :

430 000 € agency fees 4,65% à the responsibility of the buyer included

