

525 000 €

Contact agency

**Nyons Immobilier**

50, Place de la libération

26110 Nyons

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For sale villa

5 rooms

Surface : 137 m²

Surface of the living : 45 m²

Surface of the land : 1111 m²

Year of construction : 2011

Exposition : Sud ouest

View : Dégagée

Hot water : Electrique

Inner condition : excellent

Features :

Bedroom on ground floor, double glazing,

TERRACE

4 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

13/06/2025 - Prix T.T.C



### Villa 5558 Mirabel-aux-Baronnies

MIRABEL AUX BARONNIES, Village with Shops and Medical Center Villa built with quality materials in 2011 with a living area of approximately 137 m² Ground floor/Bungalow : Large living room 45 m², open kitchen 17 m² equipped, 2 bedrooms of 10 and 12 m², bathroom (shower) with wc. Partially covered terrace 39 m² Underfloor heating by heat pump + reversible air conditioning Floor : 2 Bedrooms of 9 and 14 m², Bathroom (bathtub) with toilet, Terrace 8 m² with Beautiful Clear View Heating by radiators upstairs Laundry room - Insulated garage 25 m² + Mezzanine Land of 1,111 m² enclosed and planted with trees (30 olive trees, fig trees, vines, etc.) Water from drilling - Mains drainage Fees and charges : 525 000 € fees included

