

**Price on request**

**Contact agency**

**Agence Gai Soleil**

17 Place du marché

34440 Nissan Lez Enserune

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**For sale villa**

**5 rooms**

**Surface : 100 m²**

**Surface of the land : 200 m²**

**Year of construction : 2000**

**Exposition : Sud nord**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : slate**

**Features :**

GARAGE, double glazing, CALM

4 bedroom

2 terraces

1 shower

1 garage

2 parkings

**Energy class (dpe) : C**

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

Document non contractuel

25/09/2025 - Prix T.T.C



**Villa 7152 Nissan-lez-Enserune**

NISSAN LEZ ENSERUNE, At the edge of the village, on a plot of approximately 200 m², a charming 5-room villa. About 100 m² of living space, with no overlooking neighbors, in a quiet area, including a garage. Well maintained, the ground floor is laid out as follows: Veranda of around 12 m², living room of about 33 m², separate fitted kitchen, and a separate toilet. On the first floor, a landing serving 4 bedrooms, one of which has been converted into a walk-in closet, a shower room, and a toilet. It features quality fittings: double glazing, reversible air conditioning, PVC shutters, water softener.... Garage of 17 m² plus a driveway inside the garden. Urgent sale.

Fees and charges :

