

348 000 €

Contact agency

Agence Gai Soleil

17 Place du marché

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For sale villa

5 rooms

Surface : 139 m<sup>2</sup>

Surface of the living : 35 m<sup>2</sup>

Surface of the land : 1181 m<sup>2</sup>

Year of construction : 2000

Exposition : Sud

View : Panoramique

Hot water : Thermodynamique

Inner condition : to modernize

External condition : GOOD

Couverture : tiling

Features :

POOL, pool house, Jacuzzi spa, fireplace,  
Bedroom on ground floor, Laundry room,  
Automatic gate, CALM

4 bedroom

1 terrace

3 showers

3 WC

1 garage

1 parking

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel

21/05/2024 - Prix T.T.C



### Villa 7048 Nissan-lez-Enserune

There are houses that exude happiness. At the edge of the village, This villa T5 on two levels, offers a multitude of possibilities! On the ground floor, you will find a living room, a kitchen, 3 bedrooms, a bathroom with Wc. Upstairs, a large bedroom and its 22m<sup>2</sup> terrace offers a breathtaking view of the village and its hill. A bathroom and a separate toilet are also present. How can you not talk about her exterior? A swimming pool-jacuzzi and its pool house, its summer kitchens (indoor and outdoor), its carport and its double garage of 40m<sup>2</sup>. All these benefits on a plot of 118m<sup>2</sup>. Do not hesitate, come and discover it!

Fees and charges :

348 000 € agency fees 4,73% à the responsibility of the buyer included

