

650 000 €

Contact agency

**Nyons Immobilier**

50, Place de la libération

26110 Nyons

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

For sale villa

5 rooms

Surface : 177 m²

Surface of the living : 70 m²

Surface of the land : 1708 m²

Year of construction : 1975

Exposition : Ouest

View : Dégagée

Hot water : Electrique

Inner condition : GOOD

Couverture : roof terrace

Features :

POOL, fireplace, double glazing, TERRACE

4 bedroom

2 terraces

2 bathrooms

3 WC

1 garage

Energy class (dpe) : D

Emission of greenhouse gases (ges) : C

Document non contractuel

03/05/2025 - Prix T.T.C



### Villa 5585 Nyons

On the heights of Nyons, residential area Large Atypical Villa with a living area of approximately 177 m² built in 1975 Ground floor : Entrance hall with cupboards, Living room 70 m² opening onto a West Terrace, Separate kitchen, Cellier, Office, separate wc Floor : Distribution hall, 4 bedrooms of 12 m², 2 bathrooms (bath), 2 toilets Electric heating partly by the ground - Clim in the living room and on the floor Fireplace insert in the living room Outbuilding : Independant garage about 47 m² Land 1708 m² partly terraced - Swimming Pool Beautiful view of the city of Nyons

Fees and charges :

650 000 € fees included

