

289 000 €

Contact agency

Agence Gai Soleil

17 Place du marché

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For sale villa

4 rooms

Surface : 160 m²

Surface of the living : 40 m²

Surface of the land : 550 m²

Year of construction : 1990

Exposition : Sud nord

View : Jardin

Hot water : Electrique

Inner condition : to modernize

External condition : a refresh

Couverture : slate

Features :

POOL, fireplace, Bedroom on ground floor,  
Automatic Watering, CALM

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel

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



### Villa 7084 Lignan-sur-Orb

LIGNAN SUR ORB, on the edge of the village, opulent villa of 152 m². on a plot of 550 m². The ground floor is made up of a beautiful entrance, a 40 m² living room with insert fireplace, a separate fitted kitchen with adjoining pantry. The sleeping area, still on one level, includes 3 bedrooms, a full bathroom (shower and bathtub), toilet and hallway with storage. Garage of 36 m². On the 1st floor, 1 large bedroom with shower room and toilet, an office and converted attic. This villa, although in very good condition, requires some work (carpentry, heating) and updating. The garden is landscaped with Mediterranean plants and a swimming pool. All without vis-à-vis. Very sunny villa, quiet, in a sought-after area.

Fees and charges :

289 000 € agency fees 3,11% à the responsibility of the buyer included

