

**299 000 €**

**Contact agency**

**Diane Immobilier**

9, rue Guizot

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**For sale house**

**8 rooms**

**Surface : 224 m²**

**Surface of the living : 28 m²**

**Surface of the land : 222 m²**

**Year of construction : 1948**

**Exposition : Est ouest**

**View : Citadine**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

patio charmant, emplacement pour petite piscine, Conduit de poêle ou Cheminée, Bedroom on ground floor, Laundry room

5 bedroom

2 terraces

2 showers

2 WC

1 cellar

**Energy class (dpe) : C**

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

Document non contractuel

07/07/2025 - Prix T.T.C



## House 2767 Nîmes

SOUTHERN DISTRICT OF NIMES, on the Route d'AVIGNON, this 224 m² townhouse boasts charm and authenticity. The house is currently divided into two separate apartments (one 102 m² on the ground floor and the other 122 m² upstairs), but it's easy to recreate a single dwelling with an internal staircase, offering at least five bedrooms. I invite you to come and discover this friendly place and imagine how to adapt it to your needs if necessary!! Everything has been carefully maintained by the owners, the ground floor is heated by gas and the upper floor has reversible air conditioning. Some frames are still single-glazed but the diagnostics are well placed. A garage could be fitted out on the ground floor by removing a large bedroom, but it is very easy to park for free on the street.

Fees and charges :

299 000 € fees included

