

**329 000 €**

**Contact agency**

**Euro Sun Immobilier**

12 Place de la République

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**For sale villa**

**Surface : 145 m²**

**Surface of the living : 44 m²**

**Surface of the land : 646 m²**

**Year of construction : 1980**

**Hot water : Electrique**

**Inner condition : renovated**

**External condition : GOOD**

**Features :**

Bedroom on ground floor, double glazing

5 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

2 parkings

**Energy class (dpe) : D**

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

Document non contractuel

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



### Villa 6355 Nissan-lez-Enserune

In the pretty town of Nissan-lez-Enserune, traditional 1980s villa of type T6 and approximately 145 m² of living space + double garage on a plot of approximately 650 m². It is composed on the ground floor: \*A beautiful living space with recently fitted and equipped open kitchen. \*Two bedrooms (14 and 10 m²) \*A bathroom with Italian shower and double sink (brand new) \*An independent toilet Upstairs : \*3 bedrooms (12,13 and 14 m²) \*A bathroom \*An independent toilet \*A dressing room A garage of approximately 23 m² + mezzanine. Laundry area of approximately 13 m². Free on 3 sides, you will discover a wooded and well exposed garden area. Attic recently insulated, painting redone this year, very good general condition. The villa is equipped with solar panels (2022) INFO AND VISITS AT 06.26.29.34.72

Fees and charges :

329 000 € fees included

