



353 600 €

#### Buying villa

4 rooms

Surface : 125 m<sup>2</sup>

Surface of the living : 40 m<sup>2</sup>

Surface of the land : 500 m<sup>2</sup>

Year of construction : 1994

Exposition : Sud

Hot water : Gaz

#### Features :

Chambre Plain pied, Double Vitrage,  
Terrasse, Quartier Calme, Poutre  
apparente, Moustiquaire, Portail électrique,  
Laundry room, Toiture ok, Volets parfait  
états

3 bedrooms

1 terrace

2 showers

2 WC

1 garage

1 cellar

#### Legal information

353 600 € fees included

4,00% VAT of fees paid by the buyer  
(340 000 € without fees), no current  
procedure, information on the risks to which  
this property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr)



### Villa 5549 Nyons

NYONS, close to the city center, shops and schools Villa with a living area of 127 m<sup>2</sup> Ground floor : Entrance hall/corridor 8.82 m<sup>2</sup>, Toilet, Living room 43 m<sup>2</sup>, Separate kitchen 11 m<sup>2</sup>, 2 Master bedrooms of 17 m<sup>2</sup> with cupboard and its shower room with double sink of 6m<sup>2</sup> 1st Floor : Service corridor, two bedrooms of 11 and 15 m<sup>2</sup>, Shower room with toilet Covered terrace of 6 m<sup>2</sup> with manual blind 9m<sup>2</sup> laundry room - 27m<sup>2</sup> garage and its 14m<sup>2</sup> mezzanine Heating ??? - Double glazed wooden joinery 504 m<sup>2</sup> enclosed garden Clear view, quiet area

Energy class (dpe) : C - Emission of greenhouse gases (ges) : C  
Estimated annual energy between 1660 and 2280 € (reference year 2023)  
Document non contractuel - 19/09/2024



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