



415 000 €

**Buying villa**

**5 rooms**

**Surface : 160 m<sup>2</sup>**

**Surface of the living : 50 m<sup>2</sup>**

**Surface of the land : 1203 m<sup>2</sup>**

**Year of construction : 1974**

**Exposition : Sud**

**View : Dégagée**

**Inner condition : GOOD**

**Features :**

Cuisine semi équipée, Bedroom on ground floor, Double Glazing, Terrasse

4 bedrooms

2 terraces

3 showers

4 WC

1 garage

1 cellar

**Legal information**

415 000 €

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)



## Villa 5381S Nyons

Single Storey Villa Near City Center Entrance 9m<sup>2</sup>, Living room/lounge of 51m<sup>2</sup>, Separate semi-equipped kitchen of 12m<sup>2</sup>, Storeroom 2 Master Suites of 15 and 12m<sup>2</sup> with shower and toilet 5 and 9m<sup>2</sup>, 2 Bedrooms of 14 and 20m<sup>2</sup> including 1 with closet, Laundry room 4m<sup>2</sup>, Shower room 6m<sup>2</sup> Basement = Technical Room with Boiler, Electric Meter, 300 L Water Heater and a 15m<sup>2</sup> cellar Enclosed and wooded land of 1203m<sup>2</sup> Independent Garage All-to-the-sewer Heat Pump Heating Double Glazing Partly renovated in 2014 (window, heat pump, roof, tiling, bathroom, etc.)

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 1860 and 2570 € (reference year 2021)  
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