



352 700 €

Buying villa

6 rooms

Surface : 145 m<sup>2</sup>

Surface of the living : 30 m<sup>2</sup>

Surface of the land : 1160 m<sup>2</sup>

Year of construction : 1974

Exposition : Sud

View : Dégagée

Hot water : Fuel

Inner condition : GOOD

Couverture : Tuiles

Features :

Fireplace, Bedroom on ground floor,

Double Glazing, Terrasse

4 bedrooms

2 terraces

2 showers

2 WC

1 garage

1 cellar

#### Legal information

352 700 € fees included

5,28% VAT of fees paid by the buyer (335 000 € 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 5556 Saint-Maurice-sur-Eygues

NYONS 15 kilometers west Villa built in 1974 with a living area of approximately 145 m<sup>2</sup> divided into two apartments Floor : Main apartment with a surface area of approximately 92 m<sup>2</sup> composed of a large Entrance Hall, 10 m<sup>2</sup> independent, recently equipped kitchen, 30 m<sup>2</sup> living room with insert fireplace and access to a south-facing terrace with a beautiful open view of the Village and Mont Ventoux, Distribution corridor, Bedroom 11 m<sup>2</sup>, Bedroom 17 with Dressing room, Recent bathroom (shower), separate toilet Ground Floor : Apartment of approximately 53 m<sup>2</sup> composed of a Kitchen/Dining room 15 m<sup>2</sup>, Living room or Bedroom 14 m<sup>2</sup>, Bedroom 12 m<sup>2</sup>, Bathroom (shower), separate toilet. South terrace Garage 31 m<sup>2</sup>, Boiler room/Laundry room, 2 Cellars Oil central heating - Insert fireplace in the living room Electric heating PVC double glazing joinery Enclosed land with trees of 1,160 m<sup>2</sup> with 17 olive trees

Energy class (dpe) : D - Emission of greenhouse gases (ges) : C  
Estimated annual energy between 1580 and 2210 € (reference year 2021)  
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