



326 000 €

Buying house

4 rooms

Surface : 140 m²

Surface of the living : 28 m²

Surface of the land : 575 m²

Year of construction : 1963

Exposition : Ouest

Hot water : Gaz

Inner condition : GOOD

Features :

INSERT, QUARTIER CALME, PROCHES
COMMERCES, BUREAU, DRESSING,
PANNEAU PHOTOVOLTAIQUES

3 bedrooms

1 terrace

2 showers

2 WC

1 garage

2 parkings

Legal information

326 000 €

Fees paid by the owner, no current
procedure, information on the risks to which
this property is exposed is available on
georisques.gouv.fr



House 5547 Vaison-la-Romaine

Vaison-La-Romaine, Village located 17km from Nyons Two-story detached house built in the 1960s located in a cul de sac Ground floor: Living room 9.45m², Dining room 18.40m², Corridor 11.73m², Independent fitted kitchen 16.86m², Shower room 5.21m², Separate toilet 2.28m², Office 8.05m² 1st Floor: Bedroom 1 with terrace 10.34m², Bedroom 2 with cupboard 9.80m², Bedroom 3 with cupboard 14.59m², Service corridor 6.87m², Dressing room 31m², Large shower room 8.30m², Separate toilet 3.39m² Garage of 29.61m² with electric opening Land of 575m² Garden Wood Shelters Solar panel Gas Boiler Double glazing

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D
Estimated annual energy between 2420 and 3340 € (reference year 2023)
Document non contractuel - 18/10/2024



Nyons Immobilier - 50, Place de la libération - 26110 Nyons

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Code NAF 703A-Garantie financière QBE Insurance Limited 110 000€-RC Pro ALLIANZ 62147313-Document non contractuel