



178 500 €

Buying house

3 rooms

Surface : 83 m<sup>2</sup>

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

View : Dégagée

Hot water : Electrique

Features :

Fireplace, Double Glazing, Terrasse

2 bedrooms

1 terrace

1 shower

1 WC

1 garage

1 cellar



## House 5555 Venterol

In the heart of the Village of VENTEROL, a few kilometers from NYONS Village house with a living area of approximately 83 m<sup>2</sup> with Garage and Terrace Ground Floor : Garage 48 m<sup>2</sup> with dirt floor, vaulted cellar Floor 1 : Living room 40 m<sup>2</sup> with kitchen area to be fitted out (wooden insert), Bathroom 8 m<sup>2</sup> (shower) with toilet, Room with gravel floor and stone walls with direct access to the outside, Room 12 m<sup>2</sup> allowing access to the Terrace of approximately 45 m<sup>2</sup> located on the upper level with Unobstructed View Floor 2 : Distribution corridor, 2 bedrooms of 15 and 19 m<sup>2</sup>. Attic 30 m<sup>2</sup> Modernization work to be planned NYONS IMMOBILIER EXCLUSIVE

### Legal information

178 500 € fees included

5,00% VAT of fees paid by the buyer (170 000 € 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)

Energy class (dpe) : G - Emission of greenhouse gases (ges) : C  
Estimated annual energy between 1760 and 2410 € (reference year 2023)  
Document non contractuel - 17/09/2024



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