



330 000 €

## Buying villa

4 rooms

Surface : 113 m²

Surface of the living : 31 m²

Surface of the land : 746 m²

Year of construction : 1978

Hot water : Electrique

## Features :

Pool, Clim réversible, Fireplace, Bedroom on ground floor, Double Glazing, patio, Terrasse, vide sanitaire, Quartier calme

4 bedrooms

2 terraces

1 bathroom

1 WC

1 garage



## Villa 5576 Nyons

Located 10 km west of Nyons Single Storey Villa Built in 1978 with a Living Area of approximately 99m² Living room of 31m² with fireplace giving access to a south-facing terrace of 15m², Independent kitchen of 11m² giving access to a pleasant patio, Distribution corridor with storage, 3 bedrooms of 10, 10 and 12m², Bathroom (bath and shower), Independent toilet Garage with Cellar, a Bedroom has been created with private access 746m² Wooded Land - Swimming Pool - Quiet Area

## Legal information

330 000 €

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)

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 1860 and 2560 € (reference year 2023)  
Document non contractuel - 14/11/2024



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