

636 000 €

Contact agency

Nyons Immobilier

50, Place de la libération

26110 Nyons

04 75 26 17 26 / info@nyons-immo.com

For sale mas

4 rooms

Surface : 260 m<sup>2</sup>

Surface of the living : 36 m<sup>2</sup>

Surface of the land : 20000 m<sup>2</sup>

Year of construction : 1820

Exposition : Sud

View : Campagne

Hot water : Electrique

Inner condition : to renovate

External condition : a refresh

Features :

POOL, Chauffage au bois, Sources,  
Bedroom on ground floor, TERRACE,  
CALM, Chemin Privé, 2 apartments

2 bedroom

1 terrace

2 bathrooms

2 WC

Energy class (dpe) : F

Emission of greenhouse gases (ges) : B

Document non contractuel

24/11/2024 - Prix T.T.C



## Mas 5575 Nyons

MAS Les Pilles Apartment n°1 with an area of 62.25m<sup>2</sup> Living room/kitchen 34.85m<sup>2</sup> 1 Bedroom 15.20m<sup>2</sup> 2 Bedroom 9.90m<sup>2</sup> Bathroom 3.25m<sup>2</sup>, separate toilet Terrace 30m<sup>2</sup> Apartment n°2 93m<sup>2</sup> Ground floor Living room 19m<sup>2</sup>, Living room 17.70m<sup>2</sup>, Cellar/Laundry room 5.80m<sup>2</sup>, Kitchen 12.70m<sup>2</sup> Master Suite 12.70m<sup>2</sup> with Dressing 5m<sup>2</sup> and Bathroom Bathtub, Italian shower 7.30m<sup>2</sup>, Separate toilet Bedroom 2 9m<sup>2</sup> with shower room, separate toilet 1st Floor 105m<sup>2</sup> under construction Dining Room 22.55m<sup>2</sup> with Kitchen Area 3.50m<sup>2</sup> Bedroom 1 /10.60m<sup>2</sup> with dressing room 4.45m<sup>2</sup> Corridor 7.65m Independent Toilet Bedroom 2 /15.25m<sup>2</sup> Bathroom 6.80m<sup>2</sup> with Bathtub and Italian Shower Bedroom 3/12.40m<sup>2</sup> Workshop 1 24.90m<sup>2</sup> Workshop 2 23.10m<sup>2</sup> Wine Cellar 4.90m<sup>2</sup> Technical Room 4.90m<sup>2</sup> Old Sheepfold 1 of 31.95m<sup>2</sup> 1 of 55.75m<sup>2</sup> Land of 2 Ha

Fees and charges :

636 000 € agency fees 4,72% à the responsibility of the buyer included

