

270 000 €

Contact agency

**Nyons Immobilier**

50, Place de la libération

26110 Nyons

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

**For sale villa**

**3 rooms**

**Surface : 65 m²**

**Surface of the living : 29 m²**

**Surface of the land : 195 m²**

**Year of construction : 1958**

**Exposition : Sud**

**Hot water : Electrique**

**Features :**

double glazing, PVC joinery, Pellet stove,  
Isolation Sol et Plafond, near downtown,  
Comble Aménageable, court

2 bedroom

2 terraces

1 bathroom

1 WC

1 garage

1 parking

1 cellar

**Energy class (dpe) : E**

**Emission of greenhouse gases (ges) : B**

Document non contractuel

21/02/2025 - Prix T.T.C



### Villa 5587 Nyons

A few steps from the center of Nyons, Semi-detached house with a living area of approximately 65m². Ground floor : Garage of 64m², Cellar of 13m², Boiler room 5m² Floor : Living room of 29m² including fitted kitchen area, distribution corridor of 6m², 2 bedrooms of 12m² including 1 access to a terrace, bathroom of 3m², separate toilet, convertible attic of 55m² Pellet stove heating, Electric radiator, Double glazing, PVC joinery, Electric water heater, Floor and ceiling insulation 2019 80m² course, 35m² garden No Condominium Fees

**Fees and charges :**

Well condominium

2 lots in the condominium 270 000 € fees included

