

549 000 €

Contact agency

Nyons Immobilier

50, Place de la libération

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For sale villa

4 rooms

Surface : 157 m²

Surface of the living : 39 m²

Surface of the land : 1440 m²

Year of construction : 1970

Exposition : Sud est

View : Dégagée

Hot water : Electrique

Features :

basin, reversible air, sauna, Jacuzzi,
double glazing, TERRACE, balcony,
Panneau Solaire, double glazing, Quiet

3 bedroom

2 terraces

2 showers

2 WC

1 parking

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

27/02/2025 - Prix T.T.C



Villa 5592 Nyons

2km from the center of NYONS, in a quiet area Villa built in 1970, completely renovated, comprising two apartments with a living area of 125 and 32m² 61m² apartment: 25m² living room, 12m² separate fitted kitchen, 12m² hallway, 12m² bedroom, 12m² bathroom (bathtub) with double sink, separate toilet 92m² apartment: Ground floor: Entrance 7m² 1st Floor: Entrance with cupboard, Living room 25m², Independent fitted kitchen of 12m², Corridor/Office area 12m², 2 Bedrooms of 12 and 13m², Bathroom (bathtub) double sink, Independent WC 2nd Floor (Attic to be finished): Room of 14m², Room with water point 20m² + attic part 30m² Garage of 18m², Cellar of 15m² PVC Double Glazing Joinery Electric heating - Wood stove (less than 3 years old) and reversible air conditioning (new) in addition upstairs Double Cumulus and Double Electric Meter Ground floor apartment rented regularly (loyal clientele, customer file provided) 501m² enclosed and wooded land

Fees and charges :

549 000 € fees included

