

430 000 €

Contact agency

**Nyons Immobilier**

50, Place de la libération

26110 Nyons

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

For sale villa

6 rooms

Surface : 122 m<sup>2</sup>

Surface of the living : 28 m<sup>2</sup>

Surface of the land : 785 m<sup>2</sup>

Year of construction : 1930

Exposition : Sud

View : Dégagée

Hot water : Gaz

Features :

summer kitchen, veranda, fireplace, Boiler, double glazing, 12 oliviers, cabanons

4 bedroom

1 bathroom

2 showers

3 WC

1 garage

2 cellars

Energy class (dpe) : E

Emission of greenhouse gases (ges) : E

Document non contractuel

19/10/2024 - Prix T.T.C



Villa 5563 Nyons

In the heart of Nyons, Detached house on three levels, built in the 1930s, located a stone's throw from the city center. Ground floor : 2 vaulted cellars of 13 and 12m<sup>2</sup>, one with a well 1st Floor : Living room/lounge with insert of 28m<sup>2</sup>, Office 9m<sup>2</sup>, Separate fitted kitchen 11m<sup>2</sup>, Storeroom 12m<sup>2</sup>, Shower room with WC 3m<sup>2</sup> 2nd Floor : Veranda of 7m, 2 Bedrooms of 28m<sup>2</sup> and 11m<sup>2</sup>, Bathroom with WC of 6m<sup>2</sup> 3rd Floor : 2 attic bedrooms of 7 and 11m<sup>2</sup> Exterior: Summer kitchen, Shower and separate WC, 3 sheds, 20 m<sup>2</sup> garage, 12 olive trees, 200 L watering tank Heating and hot water Town gas Enclosed land of 785m<sup>2</sup>

Fees and charges :

430 000 € fees included

