

352 700 €

Contact agency

Nyons Immobilier

50, Place de la libération

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For sale villa

6 rooms

Surface : 145 m<sup>2</sup>

Surface of the living : 30 m<sup>2</sup>

Surface of the land : 1160 m<sup>2</sup>

Year of construction : 1974

Exposition : Sud

View : Dégagée

Hot water : Fuel

Inner condition : GOOD

Couverture : tiling

Features :

fireplace, Bedroom on ground floor, double glazing, TERRACE

4 bedroom

2 terraces

2 showers

2 WC

1 garage

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : D

Document non contractuel

27/09/2024 - Prix T.T.C



## Villa 5556 Saint-Maurice-sur-Eygues

NYONS 15 kilometers west Villa built in 1974 with a living area of approximately 145 m<sup>2</sup> divided into two apartments Floor : Main apartment with a surface area of approximately 92 m<sup>2</sup> composed of a large Entrance Hall, 10 m<sup>2</sup> independent, recently equipped kitchen, 30 m<sup>2</sup> living room with insert fireplace and access to a south-facing terrace with a beautiful open view of the Village and Mont Ventoux, Distribution corridor, Bedroom 11 m<sup>2</sup>, Bedroom 17 with Dressing room, Recent bathroom (shower), separate toilet Ground Floor : Apartment of approximately 53 m<sup>2</sup> composed of a Kitchen/Dining room 15 m<sup>2</sup>, Living room or Bedroom 14 m<sup>2</sup>, Bedroom 12 m<sup>2</sup>, Bathroom (shower), separate toilet. South terrace Garage 31 m<sup>2</sup>, Boiler room/Laundry room, 2 Cellars Oil central heating - Insert fireplace in the living room Electric heating PVC double glazing joinery Enclosed land with trees of 1,160 m<sup>2</sup> with 17 olive trees

Fees and charges :

352 700 € agency fees 5,02% à the responsibility of the buyer included

