

399 000 €

Contact agency

Agence Gai Soleil

17 Place du marché

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For sale villa

4 rooms

Surface : 120 m<sup>2</sup>

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

Surface of the land : 635 m<sup>2</sup>

Year of construction : 2000

Exposition : Sud

View : Campagne

Hot water : Thermodynamique

Inner condition : excellent

External condition : exceptional

Couverture : tiling

Features :

POOL, GARAGE, Bedroom on ground floor, double glazing, Automatic Watering, Laundry room, Automatic gate, CALM

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

27/01/2025 - Prix T.T.C



### Villa 7119 Nissan-lez-Enserune

Exceptional Provencal villa for sale! On one level, it is located on the edge of the woods in the charming village of Nissan-lez-Enserune. Built on a plot of 635 m<sup>2</sup> in a quiet area, not overlooked and entirely turned towards nature, this building of 150 m<sup>2</sup> offers light and serenity thanks to its southern exposure and its breathtaking view of the countryside. A 30 m<sup>2</sup> living room opens onto a separate fitted kitchen and a 50 m<sup>2</sup> veranda. The sleeping area consists of a 26 m<sup>2</sup> master suite with dressing room and a guest bedroom with private bathroom. This villa has an additional advantage... a type 2 apartment, adjoining and independent, comprising a living room with American kitchen, a bedroom, shower room and toilet, all fully equipped. The garden is landscaped with a heated swimming pool with shelter. Garage with electric gate.

Fees and charges :

399 000 € agency fees 4,76% à the responsibility of the buyer included

