

572 000 €

Contact agency

Diane Immobilier

9, rue Guizot

30000 Nîmes

04 66 21 60 00 / diane.immo@wanadoo.fr

For sale villa

6 rooms

Surface : 160 m<sup>2</sup>

Surface of the living : 48 m<sup>2</sup>

Surface of the land : 1364 m<sup>2</sup>

Year of construction : 1993

Exposition : Sud

View : Jardin

Hot water : Thermodynamique

Inner condition : GOOD

External condition : GOOD

Couverture : tiling

Features :

Piscine Desjoyaux, Salle de jeux en sus 16 m<sup>2</sup>, VERANDA 20m<sup>2</sup>, Bedroom on ground floor, double glazing, FORAGE et Arrosage automatique, Laundry room, Automatic gate, TRAVERTINS aux sols

5 bedroom

1 terrace

1 bathroom

2 showers

3 WC

1 garage

Document non contractuel

Energy class (dpe) : B

Emission of greenhouse gases (ges) : A



### Villa 2758 Poulx

15 minutes from Nîmes, in the commune of POULX, we offer you a peaceful and green environment for this villa with a friendly atmosphere. On a wooded plot of 1364 m<sup>2</sup>, not overlooked, this house is perfect for welcoming a large family or friends all summer long without being in the way! The Desjoyaux swimming pool, surrounded by plants, sheltered from view, will delight young and old alike. The house is composed of a living room resolutely open onto the terrace and the garden, 4 bedrooms spread over two half levels and another, a little more independent, with its shower room and toilet. The games room (or office) is a significant additional asset (in addition to the 160 m<sup>2</sup> of living space). On the garden side, a 20 m<sup>2</sup> veranda or winter garden represents a little cocoon to enjoy the mid-season. In the village, a few minutes walk from the house, you will find all the local shops and schools

Fees and charges :

572 000 € fees included

