



# AGENCE GAI SOLEIL

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299 000 €

**Buying maison de caractère**

**6 rooms**

**Surface : 290 m²**

**Surface of the living : 40 m²**

**Surface of the land : 120 m²**

**Year of construction : 1900**

**Exposition : Est ouest**

**View : Citadine**

**Hot water : Electrique**

**Inner condition : A rafraîchir**

**External condition : Bon**

**Couverture : Tuiles**

**Features :**

Garage, double glazing, Buanderie, Calme

5 bedroom



## Maison de caractère 7131 Nissan-lez-Enserune

NISSAN LEZ ENSERUNE, Village heart, character house of approx. 290 m² living space. with interior courtyard of approx. 80 m², covered driveway for vehicles and shed. The main house comprises 4 bedrooms, living room, lounge, kitchen, 2 shower rooms, 2 large landings and convertible attic space. At the back of the courtyard, a 60 m² independent apartment, type FF3, currently rented on a precarious lease at €550/month. Finally, a separate 60 m² shed with good roof height. This real estate complex can be transformed into several dwellings. The main house is partly renovated. The roof was revised, the electricity was redone. Double glazing in all rooms with electric roller shutters. Huge potential!

**Fees and charges :**

299 000 € agency fees 3,01% à the responsibility of the buyer included

Document non contractuel

26/04/2025 - Prix T.T.C

