



AGENCE GAI SOLEIL

☎ 09 81 62 37 00 | agence_gai_soleil@bbox.fr | www.agencegaisoleil.com

289 000 €

Buying villa provençale

4 rooms

Surface : 160 m²

Surface of the living : 40 m²

Surface of the land : 550 m²

Year of construction : 1990

Exposition : Sud nord

View : Jardin

Hot water : Electrique

Inner condition : A moderniser

External condition : a refresh

Couverture : Ardoises

Features :

pool, Cheminée, Chambre de plain-pied,
Automatic Watering, Calme

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel

28/12/2024 - Prix T.T.C



Villa provençale 7084 Lignan-sur-Orb

LIGNAN SUR ORB, on the edge of the village, opulent villa of 152 m². on a plot of 550 m². The ground floor is made up of a beautiful entrance, a 40 m² living room with insert fireplace, a separate fitted kitchen with adjoining pantry. The sleeping area, still on one level, includes 3 bedrooms, a full bathroom (shower and bathtub), toilet and hallway with storage. Garage of 36 m². On the 1st floor, 1 large bedroom with shower room and toilet, an office and converted attic. This villa, although in very good condition, requires some work (carpentry, heating) and updating. The garden is landscaped with Mediterranean plants and a swimming pool. All without vis-à-vis. Very sunny villa, quiet, in a sought-after area.

Fees and charges :

289 000 € agency fees 3,11% à the responsibility of the buyer included



Agence Gai Soleil - 17 Place du marché, 34440 Nissan Lez Enserune
T. 09 81 62 37 00 - agence_gai_soleil@bbox.fr - www.agencegaisoleil.com

RCS 501 907 380 - Code NAF 6831 Z - SIRET 501 907 380 000 15 - RCS BEZIERS

Document non contractuel - Barème de prix disponible sur notre site internet