



# AGENCE GAI SOLEIL

☎ 09 81 62 37 00 | [agence\\_gai\\_soleil@bbox.fr](mailto:agence_gai_soleil@bbox.fr) | [www.agencegaisoleil.com](http://www.agencegaisoleil.com)

299 000 €

**Buying villa provençale**

**4 rooms**

**Surface : 112 m<sup>2</sup>**

**Surface of the living : 68 m<sup>2</sup>**

**Surface of the land : 424 m<sup>2</sup>**

**Year of construction : 2006**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : Excellent**

**External condition : Bon**

**Couverture : Tuiles**

**Features :**

Piscine, Chambre de plain-pied, double glazing, Buanderie, Portail automatique, Calme

3 bedroom

1 terrace

1 shower

2 WC

1 garage

1 parking

**Energy class (dpe) : C**

**Emission of greenhouse gases (ges) : A**

Document non contractuel

15/01/2025 - Prix T.T.C



## Villa provençale 7071 Nissan-lez-Enserune

NISSAN LEZ ENSERUNE, on the edge of the village, type 4 Provençal villa. Single storey, 3 sides, 112 m<sup>2</sup> living space. approx. on a landscaped plot with swimming pool of 424 m<sup>2</sup>. Beautiful living room of approximately 68 m<sup>2</sup>. Equipped American kitchen. Heating by centralized and ducted air conditioning. Parquet flooring throughout the house. Double glazing, electric blinds and automatic gate. Garage of approximately 16 m<sup>2</sup>. All in perfect condition.

**Fees and charges :**

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

