



430 000 €

Buying villa

5 rooms

Surface : 115 m²

Surface of the living : 43 m²

Surface of the land : 1500 m²

Year of construction : 1986

Exposition : Sud ouest

View : Dégagée

Hot water : Electrique

Couverture : Tuiles

Features :

Pool, Fireplace, Bedroom on ground floor,
Double Glazing, Terrasse, Calm

4 bedrooms

2 terraces

1 bathroom

1 shower

2 WC

2 garages

Informations légales

430 000 € honoraires inclus

4,88% TTC d'honoraires inclus à la charge
de l'acheteur (410 000 € hors honoraires),
aucune procédure en cours, information on
the risks to which this property is exposed is
available on georisques.gouv.fr



Villa 5520 Mirabel-aux-Baronnies

MIRABEL-AUX-BARONNIES, Village with all amenities a few kilometers from NYONS Villa built in 1986 with a living area of approximately 115 m² Living room 43 m² with open kitchen area of 8 m², Cellar, separate toilet, Distribution corridor, 2 Bedrooms of 11 m², Bathroom (bath) Upstairs, 2 bedrooms of 9 and 10 m², one with terrace, bathroom (shower) with toilet Electric heating - Insert fireplace in the living room Double-glazed PVC joinery around ten years old Drilling - Town water possible - Mains sewer Double garage 36 m² - Large shelter for motorhome Enclosed land 1,500 m² - Swimming pool 8m x 4m New liner

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B
Estimated annual energy between 1580 and 2190 € (reference year 2021)
Document non contractuel - 02/05/2024



Nyons Immobilier - 50, Place de la libération - 26110 Nyons

Tél: 33 (0)4 75 26 71 26 - info@nyons-immo.com

Carte professionnelle n°CPI 2602 2016 000 006 461 CCI Valence - RCS VALENCE B380 419 853

Médiateur MEDIMMOCONSO 1 Allée du Parc de Mesemena Bât A CS25222 - 44505 LA BAULE CEDEX

Code NAF 703A-Garantie financière QBE Insurance Limited 110 000€-RC Pro ALLIANZ 62147313-Document non contractuel