



306 000 €

**Buying villa**

**6 rooms**

**Surface : 144 m²**

**Surface of the living : 19 m²**

**Surface of the land : 2922 m²**

**Year of construction : 1966**

**Exposition : Sud est**

**View : Dégagée**

**Hot water : Fuel**

**Inner condition : To renovate**

**Features :**

Terrasse, Calm

4 bedrooms

1 terrace

2 bathrooms

2 WC

1 garage

1 cellar

#### Legal information

306 000 € fees included

6,25% VAT of fees paid by the buyer (288 000 € without fees), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



## Villa 5619 Mirabel-aux-Baronnies

Mirabel-aux-Baronnies, quiet location, close to shops Villa built in 1966 with a living area of approximately 144 m² divided into two apartments Ground Floor : Apartment of approximately 44 m² comprising a 7 m² kitchen, 14 m² living room, 16 m² bedroom, bathroom (bath and shower), separate toilet Upstairs : Main house of approximately 100 m² comprising an entrance/hallway, separate kitchen of 11 m² opening onto a summer kitchen of 13 m², living room of 19 m², 3 bedrooms of 11, 11 and 17 m², bathroom (bathtub), separate toilet Large terrace of approximately 30 m² facing west with beautiful view Garage 68 m² - Cellar Fuel Central Heating not currently working - Single-glazed wooden joinery Electricity to be brought up to standard - Individual sanitation Modernization work to be planned 2,922 m² enclosed and wooded land - Pond

Energy class (dpe) : F - Emission of greenhouse gases (ges) : F  
Estimated annual energy between 4990 and 6800 € (reference year 2023)  
Document non contractuel - 09/07/2025



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