



315 000 €

Buying villa

4 rooms

Surface : 94 m²

Surface of the living : 30 m²

Surface of the land : 665 m²

Year of construction : 1969

Exposition : Sud est

Hot water : Electrique

Inner condition : Excellent

External condition : GOOD

Features :

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

3 bedrooms

2 terraces

1 bathroom

1 shower

3 WC

Legal information

315 000 €

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



Villa 5608 Nyons

A few kilometers east of NYONS Villa built in 1969 and completely renovated in recent years Ground Floor : Garage / Workshop 15 m², Office 10 m² with cupboards, Laundry room, Beautiful cellar with gravel floor Parental suite 15 m² composed of a bedroom with shower, dressing room and separate toilet Floor : Living room of 30 m² opening onto a terrace, Independent fitted kitchen 9.50 m², 2 Bedrooms of 10 and 11 m² with cupboards, Bathroom (spa bath), separate wc Pellet boiler - Wood stove in the living room. Double glazed PVC joinery - Softener - The roof was redone last year - Recent electricity and plumbing Enclosed land of 665 m² - 9.5 mx4.60 m spa pool with large tiled beach and covered terrace , summer kitchen, technical room and wc

Energy class (dpe) : G - Emission of greenhouse gases (ges) : C
Estimated annual energy between 1460 and 2070 € (reference year 2021)
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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