



283 000 €

Buying villa

3 rooms

Surface : 79 m²

Surface of the living : 26 m²

Surface of the land : 504 m²

Year of construction : 1997

Exposition : Sud

View : Dégagée

Hot water : Gaz

Inner condition : A refresh

Features :

Bedroom on ground floor, Double Glazing,

Terrasse, Quartier calme

2 bedrooms

1 terrace

1 bathroom

1 WC

1 garage

Informations légales

283 000 € honoraires inclus

4,81% TTC d'honoraires inclus à la charge de l'acheteur (270 000 € hors honoraires), aucune procédure en cours, information on the risks to which this property is exposed is available on georisques.gouv.fr



Villa 5524 Nyons

NYONS, close to the city center, shops and schools Single-storey villa from 1997, with a living area of 79 m² 6m2 covered terrace with manual awning Entrance hall corridor 12 m² (stove flue available), Living room 26 m² (air-conditioned room), Independent kitchen 10 m², 2 Bedrooms of 10 and 13 m² (4-door cupboard), Bathroom 4 m² (bathtub), separate toilet, hallway (2-door cupboard) Garage 28 m² (window + a door leading to the back of the house) with awning (possibility of parking a vehicle) City gas heating (city gas boiler) - Electric cumulus - Double-glazed WOOD joinery and shutters in good condition. Work carried out in: Roofing Very good general condition - Enclosed garden, possibility of installing a swimming pool Clear view, no vis-à-vis, quiet area

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D
Estimated annual energy between 1110 and 1600 € (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