



430 000 €

Buying villa

6 rooms

Surface : 122 m²

Surface of the living : 28 m²

Surface of the land : 785 m²

Year of construction : 1930

Exposition : Sud

View : Dégagée

Hot water : Gaz

Features :

cuisine d'été, véranda, Fireplace,
chaufferie, Double Glazing, 12 oliviers,
cabanons

4 bedrooms

1 bathroom

2 showers

3 WC

1 garage

2 cellars

Legal information

430 000 €

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 5563 Nyons

In the heart of Nyons, Detached house on three levels, built in the 1930s, located a stone's throw from the city center. Ground floor : 2 vaulted cellars of 13 and 12m², one with a well 1st Floor : Living room/lounge with insert of 28m², Office 9m², Separate fitted kitchen 11m², Storeroom 12m², Shower room with WC 3m² 2nd Floor : Veranda of 7m, 2 Bedrooms of 28m² and 11m², Bathroom with WC of 6m² 3rd Floor : 2 attic bedrooms of 7 and 11m² Exterior: Summer kitchen, Shower and separate WC, 3 sheds, 20 m² garage, 12 olive trees, 200 L watering tank Heating and hot water Town gas Enclosed land of 785m²

Energy class (dpe) : E - Emission of greenhouse gases (ges) : E
Estimated annual energy between 2302 and 3114 € (reference year 2021)
Document non contractuel - 18/05/2025



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