



352 700 €

Buying villa

6 rooms

Surface : 145 m²

Surface of the living : 30 m²

Surface of the land : 1160 m²

Year of construction : 1974

Exposition : Sud

View : Dégagée

Hot water : Fuel

Inner condition : GOOD

Couverture : Tuiles

Features :

Fireplace, Bedroom on ground floor,

Double Glazing, Terrasse

4 bedrooms

2 terraces

2 showers

2 WC

1 garage

1 cellar

Legal information

352 700 € fees included

5,28% VAT of fees paid by the buyer (335 000 € without fees), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



Villa 5556 Saint-Maurice-sur-Eygues

NYONS 15 kilometers west Villa built in 1974 with a living area of approximately 145 m² divided into two apartments Floor : Main apartment with a surface area of approximately 92 m² composed of a large Entrance Hall, 10 m² independent, recently equipped kitchen, 30 m² living room with insert fireplace and access to a south-facing terrace with a beautiful open view of the Village and Mont Ventoux, Distribution corridor, Bedroom 11 m², Bedroom 17 with Dressing room, Recent bathroom (shower), separate toilet Ground Floor : Apartment of approximately 53 m² composed of a Kitchen/Dining room 15 m², Living room or Bedroom 14 m², Bedroom 12 m², Bathroom (shower), separate toilet. South terrace Garage 31 m², Boiler room/Laundry room, 2 Cellars Oil central heating - Insert fireplace in the living room Electric heating PVC double glazing joinery Enclosed land with trees of 1,160 m² with 17 olive trees

Energy class (dpe) : D - Emission of greenhouse gases (ges) : C
Estimated annual energy between 1580 and 2210 € (reference year 2021)
Document non contractuel - 02/05/2025



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