



420 000 €

## Buying villa

9 rooms

Surface : 205 m<sup>2</sup>

Surface of the living : 44 m<sup>2</sup>

Surface of the land : 3614 m<sup>2</sup>

Year of construction : 1982

Exposition : Sud est

View : Dégagée

Hot water : Electrique

Inner condition : GOOD

## Features :

Pool, Bedroom on ground floor,  
Double Glazing, Terrasse

6 bedrooms

2 terraces

4 showers

4 WC

Energy class (dpe) : F

Emission of greenhouse gases  
(ges) : C

Document non contractuel  
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## Villa 5204 Vinsobres

In the town of Vinsobres, a few kilometers from Nyons

Villa built in 1982 with a living area of approximately 205 m<sup>2</sup>

### Main apartment

Ground Floor: Open kitchen with dining area 25 m<sup>2</sup> overlooking a terrace of 52 m<sup>2</sup> facing south and west, living room divided into two rooms of 22 m<sup>2</sup> each with wood stove and access to a north terrace of 190 m<sup>2</sup> with swimming pool, 3 bedrooms of 10, 11 and 11 m<sup>2</sup>, shower room (walk-in shower), separate wc

Floor: Landing, attic room 11 m<sup>2</sup> with shower, attic room 21 m<sup>2</sup>, attic room / playroom 10 m<sup>2</sup>, separate wc

### Fees and charges :

420 000 € fees included

