



**319 000 €**

## Buying villa

**4 rooms**

**Surface : 113 m²**

**Surface of the living : 31 m²**

**Surface of the land : 746 m²**

**Year of construction : 1978**

**Hot water : Electrique**

## Features :

Pool, Clim réversible, Fireplace, Bedroom on ground floor, Double Glazing, patio, Terrasse, vide sanitaire, Quartier calme

4 bedrooms

2 terraces

1 bathroom

1 WC

1 garage



## Villa 5576 Nyons

Located 10 km west of Nyons Single Storey Villa Built in 1978 with a Living Area of approximately 99m² Living room of 31m² with fireplace giving access to a south-facing terrace of 15m², Independent kitchen of 11m² giving access to a pleasant patio, Distribution corridor with storage, 3 bedrooms of 10, 10 and 12m², Bathroom (bath and shower), Independent toilet Garage with Cellar, a Bedroom has been created with private access 746m² Wooded Land - Swimming Pool - Quiet Area

## Legal information

319 000 €

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 1860 and 2560 € (reference year 2023)  
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