



399 000 €

Buying villa

4 rooms

Surface : 137 m²

Surface of the living : 55 m²

Surface of the land : 665 m²

Year of construction : 2006

Exposition : Sud

View : Dégagée

Hot water : Electrique

Features :

single floor, Cheminée avec Insert,
Terrasse, clear view , Double Glazing, Clim
réversible, Atelier, Adoucisseur d'eau,
Vide Sanitaire, Aspiration Centralisée

3 bedrooms

1 terrace

1 bathroom

1 shower

2 WC

1 garage

Legal information

399 000 € fees included

5,00% VAT of fees paid by the buyer
(380 000 € without fees), no current
procedure, information on the risks to which
this property is exposed is available on
georisques.gouv.fr.



Villa 5586 Nyons

Single storey villa built in 2006 with a surface area of approximately 137m²
Living/Dining Room 55m², Separate Equipped Kitchen 14m², Pantry/Laundry Room
5m², Distribution Corridor 7m², Double Sink Bathroom with Corner Bath 9m², 2
toilets, Bedroom 14m² with large built-in cupboard, Bedroom 13m², Master Suite
with Large Dressing Room 20m² + Shower Room 2m² 29m² garage with 12m²
mezzanine, 10m² coated and insulated workshop Double Glazing, PVC Joinery,
Electric Shutter, Secure Window, Insulated Crawl Space, Water Softener, 500L
Rainwater Collector, Fireplace with Insert, Central Vacuum, 200L Water Heater
South-facing terrace of 39m² with magnificent view of Mont-Ventoux and the
Dentelles de Monmirail Enclosed and wooded land of 665m²

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A
Estimated annual energy between 1790 and 2510 € (reference year 2023)
Document non contractuel - 14/12/2025



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