

**365 000 €**

**Buying villa**

**7 rooms**

**Surface : 170 m<sup>2</sup>**

**Surface of the land : 1300 m<sup>2</sup>**

**Year of construction : 1984**

**Hot water : Electrique**

**Inner condition : to modernize**

**External condition : good**

**Features :**

pool, fireplace, double glazing

4 bedroom

1 terrace

1 bathroom

1 WC

1 garage

1 cellar



### Villa 6349 Nissan-lez-Enserune

Outside the subdivision, opulent villa from the 80s with swimming pool and large garage built on a pretty plot of approximately 1300 m<sup>2</sup>. On the ground floor, you will find a large garage, a technical room, a laundry room, the boiler room and a wine cellar. An apartment of approximately 45 m<sup>2</sup> with terrace completes this level. On the 1st floor, the main house is made up of 4 bedrooms, a toilet, a full bathroom, an independent kitchen, a living area with mezzanine and a covered terrace. The attic can potentially be converted. The outdoor spaces also offer great possibilities. 10/5 swimming pool, vegetable garden area, possibility of accommodating several vehicles.

**Fees and charges :**

**365 000 € fees included**

Document non contractuel

04/05/2024 - Prix T.T.C

