

**359 000 €**

**Buying villa**

**6 rooms**

**Surface : 145 m<sup>2</sup>**

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

**Surface of the land : 650 m<sup>2</sup>**

**Year of construction : 1980**

**Hot water : Electrique**

**Inner condition : renovated**

**External condition : good**

**Features :**

Bedroom on ground floor, double glazing

5 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

2 parkings



### Villa 6355 Nissan-lez-Enserune

In the pretty town of Nissan-lez-Enserune, traditional 1980s villa of type T6 and approximately 145 m<sup>2</sup> of living space + double garage on a plot of approximately 650 m<sup>2</sup>. It is composed on the ground floor: \*A beautiful living space with recently fitted and equipped open kitchen. \*Two bedrooms (14 and 10 m<sup>2</sup>) \*A bathroom with Italian shower and double sink (brand new) \*An independent toilet Upstairs : \*3 bedrooms (12,13 and 14 m<sup>2</sup>) \*A bathroom \*An independent toilet \*A dressing room A garage of approximately 23 m<sup>2</sup> + mezzanine. Laundry area of approximately 13 m<sup>2</sup>. Free on 3 sides, you will discover a wooded and well exposed garden area.

Attic recently insulated, painting redone this year, very good general condition. The villa is equipped with solar panels (2022) INFO AND VISITS AT 06.26.29.34.72

Fees and charges :

359 000 € fees included

Document non contractuel

06/05/2024 - Prix T.T.C

