

**257 000 €**

**Buying villa**

**4 rooms**

**Surface : 94 m²**

**Surface of the living : 47 m²**

**Surface of the land : 311 m²**

**Year of construction : 2007**

**Exposition : Sud est**

**View : Citadine**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Features :**

Bedroom on ground floor, double glazing,  
Automatic gate

3 bedroom

1 terrace

1 shower

1 WC

1 garage

1 parking

**Energy class (dpe) : C**

**Emission of greenhouse gases (ges) : A**

Document non contractuel

09/05/2025 - Prix T.T.C



### Villa 6426 Nissan-lez-Enserune

Pretty single-story villa, easy to live in, T4 of approximately 94 m² living space on an enclosed plot of 311 m². Sheltered entrance opening onto a large air-conditioned living room with fitted open-plan kitchen. It benefits from beautiful light thanks to its 3 openings including a bay window giving access to a fully tiled terrace. Sleeping area composed of 3 bedrooms with cupboards, a magnificent bathroom with Italian shower and 1 separate WC. Garage with automatic gate 23 m² and private parking space. The attic insulation has been redone, all the woodwork is double glazed with electric roller shutters. Quality residential area. Property tax €1,330  
CONTACT 06 21 13 37 25

Fees and charges :

257 000 € fees included

