

**396 000 €**

**Buying villa**

**6 rooms**

**Surface : 165 m<sup>2</sup>**

**Surface of the living : 47 m<sup>2</sup>**

**Surface of the land : 772 m<sup>2</sup>**

**Year of construction : 2008**

**Exposition : Sud**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Features :**

pool, fireplace, double glazing, Automatic gate

5 bedroom

2 terraces

1 bathroom

1 shower

3 WC

1 garage

1 parking

**Energy class (dpe) : C**

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

Document non contractuel

19/05/2024 - Prix T.T.C



**Villa 6370 Nissan-lez-Enserune**

Outside the subdivision, very pretty family villa with swimming pool. Type T6, it offers a living area of approximately 165 m<sup>2</sup>. The ground floor consists of an entrance with cupboards, a beautiful living space, a kitchen/dining room, a WC and an additional room hosting a laundry room and a large space disturbance. You will access the upper floor by a beautiful travertine staircase. You will find 5 bedrooms including a master suite and a full bathroom. The entire residence is fully air-conditioned. The outdoor space is very well organized: - A furnished terrace facing south with a view of the garden - A comfortable 8/4 swimming pool, its pool house and its toilets. -A second, more intimate terrace. Electric gate, several parking spaces, quiet environment. To discover quickly

Fees and charges :

396 000 € fees included

