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## 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 show er
- 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 airconditioned. 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



Euro Sun Immobilier - 12 Place de la République - 34440 Nissan Lez Enserune Tél: 04 67 37 19 99 - Fax: 04 67 37 14 43 - contact@eurosun-immo.com Carte professionnelle n°N.2008/34/2092 Montpellier - RCS Béziers 350 926 853 Code NAF 672Z - SIRET 350 926 853 - Garantie financière : CEGC, 110 000€, 16 rue hoche, tour kupka B TSA 39999, 92919 La défense -Document non contractuel