

**209 000 €**

**Buying villa**

**3 rooms**

**Surface : 80 m<sup>2</sup>**

**Surface of the living : 28 m<sup>2</sup>**

**Surface of the land : 885 m<sup>2</sup>**

**Year of construction : 1976**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : to renovate**

**External condition : to renovate**

**Features :**

fireplace, Bedroom on ground floor

2 bedroom

1 terrace

1 bathroom

1 WC

1 garage

1 parking

**Energy class (dpe) : E**

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

Document non contractuel

22/12/2024 - Prix T.T.C



### Villa 6407 Nissan-lez-Enserune

In the commune of Nissan-lez-Enserune, 4-sided villa with garage and basement located on a plot of 885 m<sup>2</sup>. Ground floor : Approximately 100 m<sup>2</sup> \*Garage of approximately 30 m<sup>2</sup> \*4 other volumes of 11, 12, 15 and 35 m<sup>2</sup> FLOOR : Approximately 80 m<sup>2</sup> \*Living room with fireplace \*Independent kitchen \*Separate WC \*Bathroom \*Two bedrooms \*Dressing Work to bring it up to standard and improve comfort is to be expected. Eligible for energy renovation assistance.

Fees and charges :

209 000 € fees included

