

**472 000 €**

**Buying villa**

**3 rooms**

**Surface : 119 m²**

**Surface of the living : 20 m²**

**Surface of the land : 700 m²**

**Exposition : Ouest**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : good**

**Couverture : tiles**

**Features :**

Piscine au sel, Volets roulants électriques,  
Bedroom on ground floor, Double Glazing,  
Automatic Watering, Automatic gate, Calm

3 bedrooms

2 terraces

1 bathroom

1 shower

2 WC

**Energy class (dpe) : C**

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

Document non contractuel

16/09/2024 - Prix T.T.C



**Villa 4820 Nîmes**

**NIMES PLANET** The MCI agency offers you this type 4 bis villa with swimming pool and adjoining land in the Planette and L'Eau Bouillie district at the end of an impasse. This very quiet co-ownership house includes a main body with a superb salt area, living room and kitchen of approximately 55 m², two bedrooms, one with dressing room and bathroom, a bathroom with shower and bathtub, a closed office on the mezzanine and toilets. Adjoining this body is an independent studio with its bedroom and shower room with toilet (sanibroyeur). Outside, in the heart of landscaped grounds, you can enjoy a pleasant swimming pool with its beach, a partly covered terrace and an old greenhouse.

**Fees and charges :**

Annual current expenses 12 €

Well condominium

4 lots in the condominium 472 000 € fees included

