



# AGENCE GAI SOLEIL

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**199 000 €**

**Buying house**

**4 rooms**

**Surface : 130 m<sup>2</sup>**

**Surface of the living : 30 m<sup>2</sup>**

**Exposition : Sud nord**

**View : Dégagée**

**Hot water : Gaz**

**Inner condition : Bon**

**Couverture : tiles**

**Features :**

Chambre de plain-pied, double glazing,  
Calme

3 bedroom

1 terrace

2 showers

2 WC

1 garage

**Energy class (dpe) : C**

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

Document non contractuel

16/05/2024 - Prix T.T.C



## House 9632 Nissan-lez-Enserune

At the edge of the village, house composed of two independent apartments. On the ground floor, a one-bedroom apartment of 40 m<sup>2</sup>. approx. comprising a living room (exposed stone and wood), fully equipped open kitchen, bedroom, shower room and toilet. This apartment is rented 500 € / month. On the 1st floor a T3 of 90 m<sup>2</sup> hab. approx. comprising a living room, fully equipped separate kitchen, a veranda-style covered terrace, 2 bedrooms, shower room and toilet. Garage of 70 m<sup>2</sup> approx. Gas central heating + reversible air conditioning. Possibility main house with an immediate rental report.

Fees and charges :

199 000 € agency fees 4,52% à the responsibility of the buyer included



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Document non contractuel - Barème de prix disponible sur notre site internet