



# AGENCE GAI SOLEIL

☎ 09 81 62 37 00 | [agence\\_gai\\_soleil@bbox.fr](mailto:agence_gai_soleil@bbox.fr) | [www.agencegaisoleil.com](http://www.agencegaisoleil.com)

**359 900 €**

**Buying villa**

**4 rooms**

**Surface : 110 m²**

**Surface of the living : 48 m²**

**Surface of the land : 352 m²**

**Year of construction : 2024**

**Exposition : Sud**

**View : Dégagée**

**Hot water : Thermodynamique**

**Inner condition : new**

**External condition : new**

**Couverture : tiles**

**Features :**

pool, Chambre de plain-pied, double glazing, Buanderie, Automatic gate, Calme

3 bedroom

1 terrace

1 bathroom

1 shower

1 WC

1 garage

1 parking

**Energy class (dpe) : A**

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

Document non contractuel

04/05/2025 - Prix T.T.C



## Villa 7074 Nissan-lez-Enserune

NISSAN LEZ ENSERUNE, 15 minutes from the beaches and on the edge of the village, it is a "nugget" that we offer you. Built with high-end materials, this villa, type 4, single storey, 110 m² living space. on a plot of 352 m², has just been completed. The living room, 48 m² with bay windows and not overlooked, gives a feeling of space and freedom. The American kitchen is fully equipped (hob, hood, oven, microwave, fridge and Bosch dishwasher). The night part is made up of two wings: On the one hand, 2 bedrooms with fitted wardrobes and bathroom, on the other the master suite with bathroom and dressing room. Finally a laundry room and the garage with automatic opening. Heating by reversible ducted air conditioning. The garden is landscaped and offers a Bali stone swimming pool (non-taxable). It was made with great taste and its charm will not leave you indifferent! For this villa, notary fees are reduced.

**Fees and charges :**

359 900 € agency fees 2,75% à the responsibility of the buyer included

