



# AGENCE GAI SOLEIL

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**399 000 €**

**Buying villa provençale**

**4 rooms**

**Surface : 120 m²**

**Surface of the living : 30 m²**

**Surface of the land : 635 m²**

**Year of construction : 2000**

**Exposition : Sud**

**View : Campagne**

**Hot water : Thermodynamique**

**Inner condition : Excellent**

**External condition : Exceptionnel**

**Couverture : tiles**

**Features :**

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

**Energy class (dpe) : B**

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

Document non contractuel

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



## Villa provençale 7119 Nissan-lez-Enserune

Exceptional Provencal villa for sale! On one level, it is located on the edge of the woods in the charming village of Nissan-lez-Enserune. Built on a plot of 635 m² in a quiet area, not overlooked and entirely turned towards nature, this building of 150 m² offers light and serenity thanks to its southern exposure and its breathtaking view of the countryside. A 30 m² living room opens onto a separate fitted kitchen and a 50 m² veranda. The sleeping area consists of a 26 m² master suite with dressing room and a guest bedroom with private bathroom. This villa has an additional advantage... a type 2 apartment, adjoining and independent, comprising a living room with American kitchen, a bedroom, shower room and toilet, all fully equipped. The garden is landscaped with a heated swimming pool with shelter. Garage with electric gate.

**Fees and charges :**

399 000 € agency fees 4,76% à the responsibility of the buyer included

