



**CABINET LOGESTRIM**  
Location - Gestion - Transaction immobilière  
Expert Viager

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**313 500 €**

**Buying villa**

**6 rooms**

**Surface : 147 m<sup>2</sup>**

**Surface of the living : 35 m<sup>2</sup>**

**Surface of the land : 498 m<sup>2</sup>**

**Year of construction : 1960**

**View : Jardin**

**Hot water : Gaz**

**Inner condition : good**

**External condition : good**

**Couverture : Tuiles**

**Features :**

double glazing, Laundry room, calm

4 bedroom

1 terrace

2 showers

2 WC

2 garage

1 parking

1 cellar

**Energy class (dpe) : E**

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

Document non contractuel

18/10/2024 - Prix T.T.C



**Villa 1277 Nîmes**

For sale in Nîmes, Puech du Teil hill, in a dead end, a R+1 villa of approximately 145 m<sup>2</sup> of living space, including on the ground floor, a type 2 apartment with a surface area of 43 m<sup>2</sup>, upstairs a 105 m<sup>2</sup> apartment including an equipped kitchen and living room opening onto a terrace, 3 bedrooms, bathroom. Gas heating and air conditioning in the living room, PVC windows and electric shutters. On the ground floor, you will also find 2 rooms that can be used for storage as well as 2 garages. Enclosed land of 498 m<sup>2</sup>.

Fees and charges :

313 500 € fees included



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