

Price on request

For sale villa

4 rooms

Surface : 79 m²

Surface of the living : 36 m²

Surface of the land : 364 m²

Year of construction : 2008

Exposition : Sud nord

Hot water : Electrique

Inner condition : A refresh

External condition : Good

Couverture : Tiling

Features :

Poêle à bois, Laundry room, Chambres de plain-pied, Double Glazing, intercom, alarm, Automatic gate, Calm

3 bedroom

1 terrace

1 shower

1 WC

3 parkings

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

14/10/2025 - Prix T.T.C



Villa 457 Néfiach

NEFIACH Located in a quiet residential neighborhood, this charming single-story villa with three exterior walls offers 79m² of living space on a 364m² wooded plot: A bright living room opening onto a terrace with a private dining area, a laundry room, 3 bedrooms, and a shower room. Carefully designed, be enchanted by its Mediterranean garden (aromatic herbs, citrus trees, etc.) and relaxing outdoor space. Features: reversible air conditioning, wood stove, double-glazed aluminum and PVC windows, roller shutters, alarm system, intercom, automatic gate, well, 70m² terrace, 15m² outbuilding, and 3 parking spaces. This villa offers a pleasant living environment with nearby shops, a primary school within walking distance, and surroundings ideal for walks. Information about the risks associated with this property is available on the Georisques website: <https://www.georisques.gouv.fr> Fees are payable by the buyers. (*4.18% VAT included fees at the buyer's expense / €239,000 excluding fees). Frédéric SANZ 06 85 98 95 78

Legal information

249 000 € fees included

4,18% VAT of fees paid by the buyer (239 000 € without fees), no current procedure,

