



STYLES  
IMMOBILIER - PARIS

0033(0) 952 346 611

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● www.styles.fr

935 000 €

**Buying villa**

**4 rooms**

**Surface : 180 m<sup>2</sup>**

**Surface of the living : 74 m<sup>2</sup>**

**Surface of the land : 537 m<sup>2</sup>**

**Year of construction : 2019**

**Exposition : Est**

**View : Dégagée**

**Inner condition : Excellent**

**External condition : Renovated**

**Couverture : Tiling**

**Features :**

Climatisation, Double Glazing, Laundry room, Automatic gate

3 bedrooms

1 bathroom

2 showers

3 WC

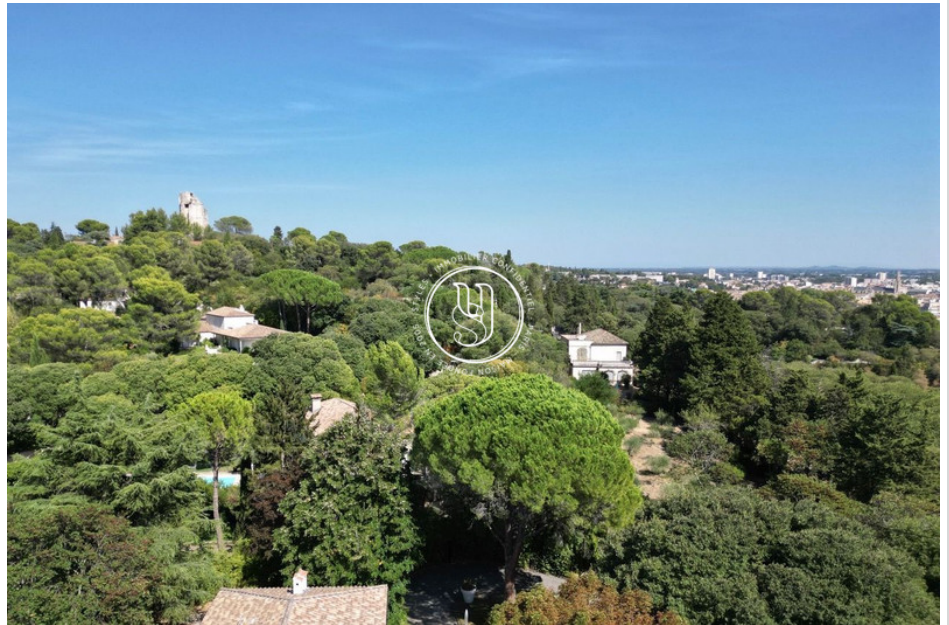
2 parkings

**Energy class (dpe) : B**

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

Document non contractuel

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



### Villa 3711 Nîmes

Incredible panoramic views over the old town and the Magne Tower... In absolute peace and quiet in a highly sought-after residential area, this superb contemporary villa spans 180 m<sup>2</sup> and boasts superb features and meticulous finishings. Vast living room of 74 m<sup>2</sup> with fully fitted open-plan kitchen, benefiting from large windows offering a magnificent view over the whole of Nîmes... On the ground floor, a suite opening onto the garden with its bathroom - with shower - and dressing room. A bedroom with its own shower room. Upstairs, a suite with a terrace overlooking this beautiful green setting... There is also a garage for 2-wheel vehicles and 2 parking spaces. Reversible air conditioning and fibre optics. Close to schools and less than 15 minutes' walk from the historic centre.

Fees and charges :

935 000 € agency fees 5,00% à the responsibility of the buyer included

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