

220 500 €

Buying villa

3 rooms

Surface : 73 m<sup>2</sup>

Surface of the living : 33 m<sup>2</sup>

Surface of the land : 228 m<sup>2</sup>

Year of construction : 1986

Exposition : Sud nord

View : Jardin

Hot water : Electrique

Inner condition : Good

External condition : Good

Couverture : Tiling

Features :

Bedroom on ground floor, Double Glazing,  
Calm

2 bedroom

1 terrace

1 shower

1 WC

1 parking

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

29/04/2024 - Prix T.T.C

## Villa 254 Lunel

INVESTMENT-VILLA-SINGLE-story-PURCHASE- Facing south, quiet at the end of a cul-de-sac, in a sought-after area, very pleasant single-storey villa comprising a beautiful living room open to both sides of the garden, an independent kitchen, 2 bedrooms, a bathroom, toilets. All on a wooded plot of 228 m<sup>2</sup>. 2 hard sheds at the back of the house allow you to store tools, garden furniture or other items. Rented for €847.78 Charges included until 07/12/2025 this house corresponds either to a peaceful investment or to a purchase in anticipation of a transfer or a retirement in the sun. Estimated amount of annual energy expenditure for standard use: between €800 and €1120 per year. Average energy prices indexed for the year 2021 (subscriptions included) Information on the risks to which this property is exposed is available on the Géorisks website: [www.georisks.gouv.fr](http://www.georisks.gouv.fr)

Fees and charges :

220 500 € fees included