

340 000 €

Buying villa

4 rooms

Surface : 103 m²

Surface of the living : 33 m²

Surface of the land : 461 m²

Exposition : Sud

Hot water : Electrique

Inner condition : Excellent

External condition : Excellent

Couverture : Tiling

Features :

Pool, Fireplace, Bedroom on ground floor,
Double Glazing, Laundry room, Calm

3 bedroom

2 terraces

1 bathroom

1 WC

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

Document non contractuel

03/01/2025 - Prix T.T.C



Villa 265 Lunel

HOUSE-SALE-BUNGALOW-LUNEL-HERAULT-POOL A real favorite for this cozy little nest in perfect condition, peaceful at the end of a dead end. On one level, bright, perfectly exposed and laid out, it includes a separate fitted kitchen, a laundry room, a large living room with insert fireplace, opening onto a terrace sheltered from the wind, perfect for winter days. The sleeping area, quite separate from the living space, is made up of 3 bedrooms, a bathroom and a toilet. The garden, with lush vegetation, houses a charming summer kitchen with barbecue, and a very pretty swimming pool surrounded by Mediterranean species. A haven of peace, where you feel cut off from the world, which exudes tranquility and yet is not far from shops. Lunel, a city on a human scale and dynamic, offers a privileged geographical location between Nîmes and Montpellier, (Airports, TGV stations) 15 minutes from the beaches, Date of completion of the diagnosis 12/27/2023 Energy consumption: 182 kWh/m²/year Greenhouse gas emissions: 5 CO2/m²/year Estimated annual energy expenditure for standard use: between €990 and €1,410 per year. Average energy prices indexed to 2021 (including subscriptions) Fees are the responsibility of the seller Sylvia Rouvière Parofil Real Estate Marsillargues 06



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