



AGENCE IMMOBILIERE LE VOLTAIRE

☎ 06 42 80 45 49 | sylviediertimmo1@gmail.com | www.agencelevoltaire.fr

### Price on request

#### Buying villa

1 room

Surface : 111 m<sup>2</sup>

Surface of the living : 34 m<sup>2</sup>

Surface of the land : 330 m<sup>2</sup>

Year of construction : 2025

Hot water : Thermodynamique

Inner condition : new

External condition : new

Couverture : tiles

#### Amenities :

Piscine, Bedroom on ground floor,  
double glazing, Portail automatique,  
Climatisation

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

1 parking

Energy class (dpe) : A

Emission of greenhouse gases  
(ges) : A

Fees and charges :

07/12/2025 - Prix T.T.C



### Villa Nissan-lez-Enserune

Splendid detached villa of 111 m<sup>2</sup> for sale, located somewhere in Nissan-lez-Enserune. Completed in 2025, it stands out with its brand-new condition and modern style. The interior is fresh thanks to reversible air conditioning and features three bedrooms. The fully equipped open-plan kitchen opens onto a 34 m<sup>2</sup> living room. Two shower rooms, including one with a bathtub, and two toilets ensure your comfort. The villa is built on a 330 m<sup>2</sup> plot, with a terrace that includes a bioclimatic veranda overlooking a beautiful swimming pool. For your peace of mind, the gate is automatic. The house also includes a heat pump water heater and double glazing for improved insulation. Parking is made easy with a dedicated parking space. Sewage is connected to the main sewer system. This is a rare opportunity to acquire this superb home, ready to welcome you. Ref. : 863V140M - Mandat n°214



Agence Immobilière Le voltaire - 21 Boulevard Voltaire, 34410 Sérignan

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RCS 823199104 - Code NAF 6831Z - SIRET 82319910400014 - Garantie financière : GALIAN n° 49114 K

Document non contractuel - Barème des prix disponible sur notre site internet