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**220 000 €**

**For sale villa**

**4 rooms**

**Surface : 81 m<sup>2</sup>**

**Surface of the living : 31 m<sup>2</sup>**

**Surface of the land : 250 m<sup>2</sup>**

**Year of construction : 2010**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Couverture : tiles**

**Features :**

double glazing, gated, electric shutters,  
Automatic gate, air conditioning

3 bedroom

1 terrace

1 shower

1 WC

1 parking

**Energy class (dpe) : D**

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

Document non contractuel

13/03/2025 - Prix T.T.C



### Villa 3258 Lignan-sur-Orb

In LIGNAN-SUR-ORB, a village located near BEZIERS, easy to access and benefiting from all amenities, sells a single-storey f4 villa with a living area of 85 m<sup>2</sup> on a plot of 241 m<sup>2</sup>. This villa offers a living space (fitted kitchen-living room-lounge) of 38 m<sup>2</sup>, 3 bedrooms, 1 bathroom and 1 toilet. There is also a 15 m<sup>2</sup> garage. TO HAVE.

**Fees and charges :**

220 000 € fees included



Doucet Immobilier - 106 Boulevard de la liberté, 34500 Béziers

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Carte professionnelle n°3401 2019 000 039 917 CCI de l'Hérault - RCS B 408 019 040

Code NAF 6831Z - SIRET 40801904000026 - Garantie financière : Allianz IARD - 110 000€ sur Transaction et 200 000€ sur Gestion

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