



04 67 42 89 68 | agence@marianneimmobilier.com | www.marianneimmobilier.com

Price on request

Buying maison

4 rooms

Surface : 31 m²

Surface of the living : 41 m²

Surface of the land : 94 m²

Year of construction : 2025

Exposition : Sud

View : Jardin

Hot water : Thermodynamique

Inner condition : new

External condition : new

Couverture : Toit terrasse

Features :

double glazing, Arrosage
automatique, Portail automatique,
calm

3 bedroom

2 terraces

2 showers

2 WC

2 parkings

Energy class (dpe) : A

Emission of greenhouse gases
(ges) : Comming soon

Document non contractuel

25/10/2025 - Prix T.T.C



Maison Nîmes - Ref. 825V849M - Mandate n°Mandat cadre

Duplex T4 Villa with Garden and Terrace in Nîmes A unique setting just 10 minutes from downtown Nîmes! This villa offers a peaceful, green environment while staying close to all amenities. You can easily reach the historic center, the university, the arena, or the train station in under 15 minutes. . Villa description - living area: 92 m² This T4 duplex villa combines modern comfort, abundant natural light, and high-end finishes. It consists of: Ground Floor A spacious living room/kitchen of 41.25 m², flooded with light thanks to large windows overlooking the garden. A modern shower room of 4 m² with a walk-in shower. A separate toilet of 1.40 m². Private Annex First Floor (R+1) Bedroom 1 (master suite): 16.65 m² with an adjoining shower room. Bedroom 2: 13 m², perfect for a child's room or an office. Bedroom 3: 11.15 m² with plenty of natural light. Separate toilet of 1.95 m². Outdoor Space A private garden and a 31.40 m² terraced area lined with trees, plus an 83.85 m² garden in Block E. Ideal for outdoor dining. Price €275,000 including 2 parking spaces. Notary fees COVERED / No agency fees Expected delivery: Q1 2026. Lot G1 - Stilt House Living area: 88.25 m². Living room/Kitchen: 41.60 m². Bedroom 1: 14.85 m² Bedroom 2: 10.45 m² Bedroom 3: 9.05 m². Shower room:



Convenience store 2 min on foot Primary school: 3 min on foot Pharmacy: 6 min on foot University of Nîmes: 11 min by bike Nîmes Arena: 11 min by bike Nîmes TGV Station → Montpellier. 26 min Road and Transport Access: Nearby A9 / A54 highways Nîmes Ales Camargue Cévennes Airport 24 min away Montpellier and Aries within 50 min Highlights Modern and secure residence Private garden and terrace Ideal location 10 minutes from Nîmes city center Quality finishes Strong rental or resale potential A rare opportunity to live in a green setting while staying

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Code NAF 703A - Garantie financière : La société de caution mutuelle des professions immobilières et foncières SOCAF - 26 avenue de Suffren - 75015 PARIS - Document non contractuel

close to the vibrant life of Nîmes. We invite you to come and visit. Ambiance visuals
are non-contractual

Fees and charges :

Annual current expenses 1 320 €

Well condominium

28 lots in the condominium