



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

Price on request

Buying maison

3 rooms

Surface : 70 m²

Surface of the living : 30 m²

Surface of the land : 23 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

2 bedroom

1 terrace

2 showers

2 WC

2 parkings

Energy class (dpe) : A

Emission of greenhouse gases (ges) : Unavailable

Document non contractuel

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



Maison Nîmes - Ref. 825V852M - Mandate n°Mandat cadre

A modern haven of peace just 10 minutes from downtown Nîmes. This exceptional 3-room house of 70 m² combines residential tranquility, modern comfort, and high-end features. An ideal address to live in or invest, set in a green environment just minutes from the historic heart of Nîmes. Property description Living area: 70.10 m² Ground floor: Bright living room with open kitchen 30 m² opening onto the terrace and garden Modern shower room and separate toilet Pantry and storage First floor 2 comfortable bedrooms: 13.95 m² and 12.95 m². Additional shower room and independent toilet Outdoors: Terrace and private garden of 23.60 m² Hedgerow ensuring privacy Price: €255,000 including tax with 2 parking spaces included Notary fees PAID / No agency fees Estimated delivery: first quarter of 2026 Features and comfort Large-format 60x60 cm tiling and contemporary finishes Air conditioning and high-performance insulation Secure residence with Vigik access and remote-controlled parking Closed and covered bike storage RE2020 standards for lasting energy savings A strategic location This home offers a privileged setting just 10 minutes from the city center and close to all conveniences: Grocery store 2 min away, primary school 3 min, pharmacy 6 min



Well condominium

Marianne Immobilier - 91, Avenue du Pont Juvénal - 34000 Montpellier

20 lots in the condominium

Tél: 04.67.42.89.68 - agence@marianneimmobilier.com

Carte professionnelle n°3402 2017 000 016 749 délivrée par la CCI de l'Hérault le 17/02/2023 - RCS B 434 292 512 Montpellier

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