

In the heart of Nyons, a Provencal town with all amenities. Spacious 4 bedroom house with garden.

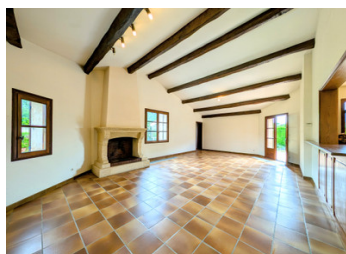


INFORMATION

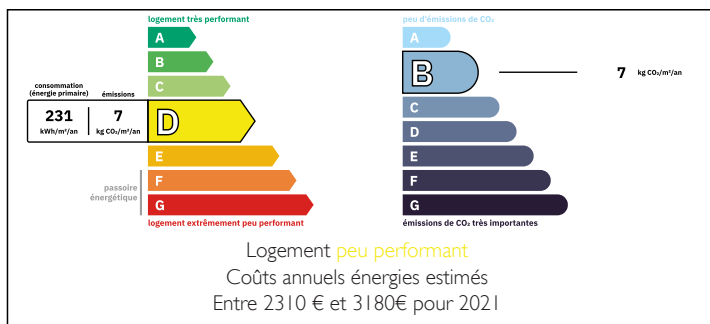
Town:	Nyons
Department:	Drôme
Bed:	4
Bath:	2
Floor:	166 m2
Plot Size:	1060 m2

IN BRIEF

This single-storey villa, built in 1985, is set in a quiet area of Nyons with lovely mountain views. It is bright and spacious. The town centre with its amenities, restaurants, social life and healthcare facilities is within walking distance.



ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 1908 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The 4-bedroom house with its garden and garage, as well as ample private parking, is located in the centre of Nyons and a stone's throw from the River Eygues. A lively town all year round, right between the Alps and Provence. Nyons has a moderate climate and is well known for its weekly market which has existed for 500 years.

The house was built in 1985, with good materials. Most of the rooms are on one level. The addition to this house is the mezzanine with its small terrace.

The living room and sitting room open onto a spacious terrace. On the other side of the property is the large conservatory which also gives direct access to the other side of the garden. The garden has space for a swimming pool.

Ground floor:

- entrance hall
- kitchen (12.5m²)
- living room with open fireplace (41m²)
- sitting room (25m²)
- veranda (17m²)
- bedroom 3 (15.5m²)
- bedroom 1 (10m²)
- bathroom (6m²)
- bedroom 2 (13m²)

First floor :

- bedroom 4 (11.2m²)
- shower room (2.5m²)
- roof terrace

garage (30m²) with electric gate
storeroom (9.3m²)
terrace

The house has partly central heating and partly individual. It is bright because of its windows on all sides (double glazed). The big conservatory (heated as well) allows you to 'sit outside' in winter, with a beautiful view on the garden and the mountains.