

Contemporary property offering exceptional comfort, high-end amenities and unique design in Nyons.

EXCLUSIVE



INFORMATION

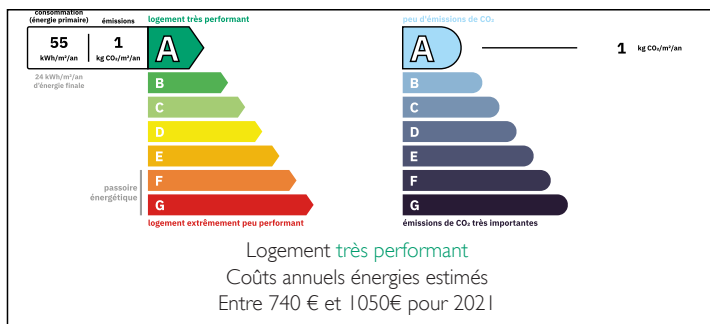
Town:	Nyons
Department:	Drôme
Bed:	6
Bath:	4
Floor:	295 m2
Plot Size:	1307 m2

IN BRIEF

An architect-designed house built in 2013, set in a beautifully landscaped, low-maintenance garden. The heated swimming pool welcomes you and your friends, who can stay in a 6-person gîte on the same grounds.



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: 3750 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

A stone's throw from the centre of Nyons, a small town that is lively all year round, you will find this beautiful contemporary property with two dwellings, a garden, courtyards and a swimming pool.

The fully enclosed grounds, with no neighbours in sight, offer superb views of the beautiful surroundings. Ample parking and a garage for three cars, as well as easy access to the main house and the gîte, immediately put you in a relaxed mood.

The main house

It offers exceptional comfort, with spacious rooms, each bedroom having its own bathroom and a large, comfortable and bright living room. The spacious office, with fibre connection, can be converted into an additional bedroom with its own private bathroom.

From the terraces, well sheltered from the sun if desired, there is a superb view of the surroundings. But that's not all. There are two completely private courtyards, where you can relax with a good book or, in one of them, organise a party with a barbecue and summer kitchen.

Thanks to the high-quality materials used during construction in 2013, the property has achieved a double A rating for energy efficiency. Heat pumps, thermodynamic water heater, underfloor heating... everything has been done to ensure that you are comfortable in this beautiful home, both in summer and winter.

The gîte

Based on an old house that has been completely rebuilt from the inside, we offer accommodation worthy of the name for 6 people, with 3 bedrooms, one with a private shower...