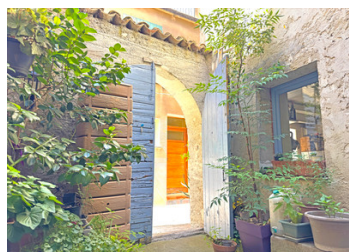


Charming Provencal townhouse in the heart of NYONS with rooftop views and easy access to all amenities

EXCLUSIVE



INFORMATION

Town:	Nyons
Department:	Drôme
Bed:	3
Bath:	1
Floor:	96 m ²
Plot Size:	45 m ²

IN BRIEF

Ideally located in a quiet alley in the heart of Nyons, this charming 96 m² townhouse offers an exceptional living environment—combining peace, comfort, and immediate access to all amenities.

Whether you're looking for a primary residence, a holiday home, or a rental investment, this property has plenty of potential. Its charm and central location also make it ideal for use as a gîte.

The house is arranged over three levels, with the option to live comfortably using just the ground and first floors for everyday needs. It includes five main rooms and several inviting outdoor spaces:

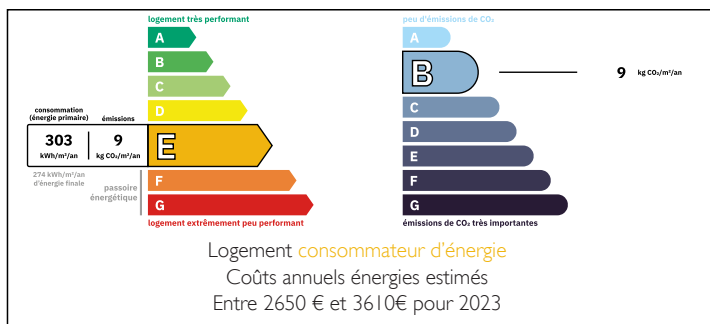
A semi-covered terrace

A rooftop solarium terrace with breathtaking views of the surrounding hills and church steeple

A private interior courtyard, a green and peaceful oasis just off the kitchen

A separate workshop (16 m²) also opens onto the courtyard and could easily be converted into a summer...

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.



DESCRIPTION

Ground Floor:

Interior courtyard: 14 m²

Workshop with washbasin: 16 m²

Kitchen/dining room (with SE/SW exposure): 16.7 m², opening directly onto the courtyard

Utility room / pantry: 4 m²

Vaulted cellar: 8.4 m²

First Floor:

Living room or additional bedroom (SE/SW): 17 m²

Bedroom 1 with dressing room (SE): 16.2 m²

Bathroom: 3.45 m²

Separate WC: 1.55 m²

Second Floor:

Bedroom 2 (SE/SW): 17.6 m²

Bedroom 3: 12.8 m², with access to terrace (16 m²)

Third Floor:

Attic storage: 8 m²

Rooftop terrace (SW): 15 m², offering magnificent panoramic views

The house benefits from a pellet stove with heat distribution to the upper floors, double-glazed wooden windows, and updated electrical wiring. No asbestos.

South-east and south-west exposure ensures natural light throughout the day.

The three outdoor areas allow you to enjoy different times of day and seasons:

A semi-covered terrace facing southeast

A rooftop terrace with stunning southwestern views

A private courtyard, not overlooked, ideal for relaxing or entertaining

You can drive up to the house to unload your car, and public parking is available approximately 100 meters away.

All levels of schooling (primary to high school) are

LOCAL TAXES

Taxe foncière: 465 EUR

Taxe habitation: EUR

NOTES