

Height of NYONS, full nature in Provence, property with outbuildings, rare and privileged environment



INFORMATION

Town:	Nyons
Department:	Drôme
Bed:	2
Bath:	1
Floor:	62 m2
Plot Size:	42000 m2

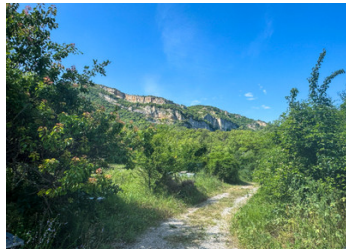
IN BRIEF

Set in 4 hectares of wooded grounds, partly planted with truffle oaks and olive trees, this property comprises an old house and two stone outbuildings. Situated in an unspoilt environment, it benefits from absolute peace and quiet, ideal for lovers of nature and tranquillity.

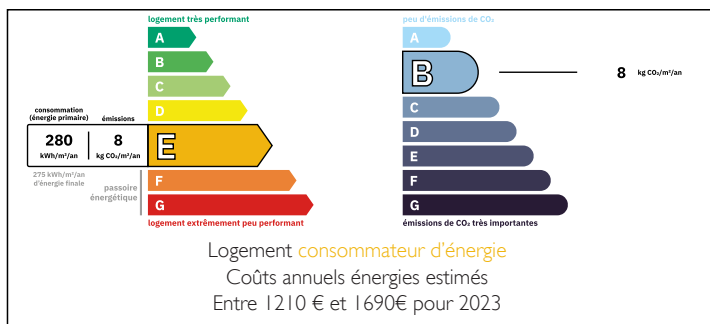
Its dominant position provides an exceptional setting.

The house offers 62 m2 of living space + attics for conversion, cellars and garage, with potential for extension. In addition, there's a 65 m2 two-storey former sheepfold and a 25 m2 stone outbuilding.

The house and sheepfold are supplied with spring water (mains water connection possible).



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

The house, with its cellars and attics, can be transformed according to your desires, with the possibility of creating new openings and communications between rooms to enhance volumes, as well as of building an extension.

Heating by pellet stove, insert and fireplace. Double-glazed windows throughout the house and attic. The roof has recently been insulated.

Main house:

GARDEN FLOOR:

Garage: 22 m²

Cellar 1: 15 m²

Cellar 2: 11 m²

Cellar 3 + attic with insulation: 17 m²

Small greenhouse: 4 m²

LOCAL TAXES

Taxe foncière: **416 EUR**

Taxe habitation: **EUR**

Ground floor

Entrance with fireplace: 12.40 m²

Kitchen / dining room: 17 m²

Terrace

Bedroom 1: 10 m²

Bedroom 2: 10.30 m²

Shower room: 4.20

WC: 1.20

Storeroom: 5 m²

NOTES

ATTIC (connected to electricity) floor surface :

Room 1 with window: 16 m²

Room 2 without window: 12 m²

Room 3 with window: 17 m²

Outbuilding 1: former sheepfold: 65 m² on two levels + mezzanine

Outbuilding 2: 25 m² + mezzanine

The grounds, suitable for swimming pool, include approx. 1 ha of truffle oaks, several springs and a well.

NYONS town center and shops are approx. 3 km away.