

Heights of NYONS, exceptional natural setting, former farmhouse, extendable, garage, cellars, attics



## INFORMATION

Town:	Nyons
Department:	Drôme
Bed:	2
Bath:	1
Floor:	62 m <sup>2</sup>
Plot Size:	1860 m <sup>2</sup>



## IN BRIEF

Situated in an unspoilt environment, this property enjoys absolute peace and quiet, ideal for lovers of nature and tranquility. Its dominant position provides an exceptional setting.

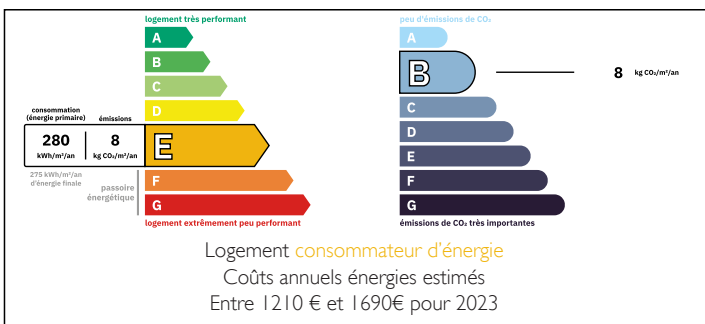
It is set in around 1860 m<sup>2</sup> of wooded grounds, not overlooked with the possibility to buy more land.

With 62 m<sup>2</sup> of living space and additional areas including attics, cellars, and a garage, the property offers exciting potential to be extended up to around 180 m<sup>2</sup> in total.

The house is supplied with spring water (mains water connection possible).

In addition to the main plot, buyers are offered the opportunity to purchase an additional adjoining area, including existing outbuildings.

## 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 the volumes, and making an extension.

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

### GARDEN GROUND:

- Garage: 22 m<sup>2</sup>
- Cellar 1: 15 m<sup>2</sup>
- Cellar 2: 11 m<sup>2</sup>
- Cellar 3 + attic with insulation: 17 m<sup>2</sup>
- Small greenhouse: 4 m<sup>2</sup>

## LOCAL TAXES

Taxe foncière:	416 EUR
Taxe habitation:	EUR

- GROUND FLOOR : (floor space : 62 m<sup>2</sup>)
- Entrance with fireplace (South-west) : 12.40 m<sup>2</sup>
- Kitchen / dining room with pellet stove (NO and SO) : 17 m<sup>2</sup>
- Terrace (North-east)
- Bedroom 1 (North-west) : 10 m<sup>2</sup>
- Bedroom 2 (North-east) : 10.30 m<sup>2</sup>
- Shower room: 4.20
- WC: 1.20
- Storage room: 5 m<sup>2</sup>

## NOTES

- GRENIER (connected to electricity) floor area:
- Room 1 with window: 16 m<sup>2</sup>
- Room 2 without window: 12 m<sup>2</sup>
- Room 3 with window: 17 m<sup>2</sup>

Reaching NYONS is easy. Avignon TGV train station is at 70 km drive away, offering fast connections to Paris and other big cities. Marseille airport is at less than 2 hours, so you can quickly reach your destination in Provence.

Don't hesitate to contact me to discover this unique place in the heart of the Drôme Provençale.

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Information about risks to which this property is