

Heights of NYONS, Mas divided in 4 dwellings with rental report, ideally located in a peaceful natural setting



## INFORMATION

Town:	Nyons
Department:	Drôme
Bed:	4
Bath:	4
Floor:	228 m <sup>2</sup>
Plot Size:	1940 m <sup>2</sup>



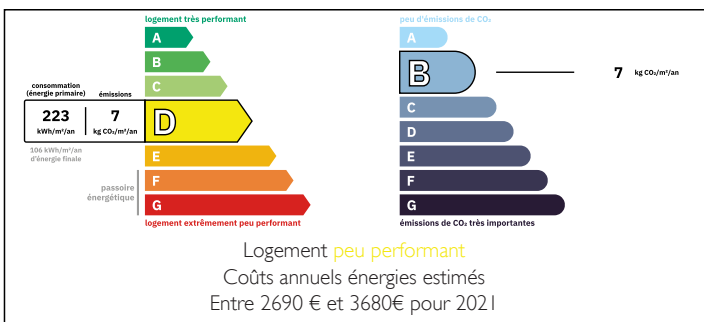
## IN BRIEF

2 km from the center of Nyons, discover this farmhouse divided into 4 dwellings, nestled in a quiet, bucolic setting.

Set in grounds of around 1800 m<sup>2</sup>, this rare property comprises a studio, a 2-room apartment and two 3-room apartments. Two apartments are sold rented and two are vacant, offering a great opportunity for a residential or rental management project.

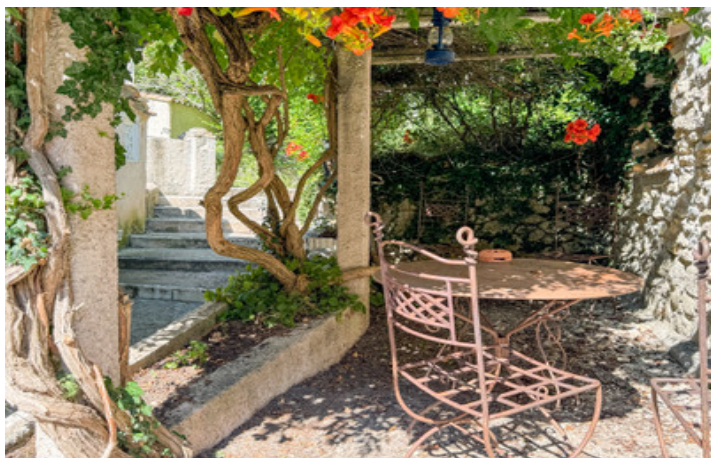
Each unit has its own private parking space. The property benefits from a lovely green setting, just a few minutes from the shops and amenities of Nyons. A property combining charm, tranquility and good rental yields, ideal for an investment in Drôme provençale.

## 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 4 apartments were renovated before being put up for rent.

- Studio apartment (30 m<sup>2</sup>): Rented 399 euros / month (free of occupation)

- Apartment T2 (26 m<sup>2</sup>): Was rented 459 euros / month (free of occupation)

It will be vacant end of November 2025.

Hall / closet: 5 m<sup>2</sup>

Living room: 17 m<sup>2</sup>

Kitchenette: 3.5 m<sup>2</sup>

Shower room + WC: 3.5 m<sup>2</sup>

Sloping bedroom upstairs: 8 m<sup>2</sup>

- Apartment T3 (82 m<sup>2</sup>): Was rented 799 euros / month (free of occupation)

This apartment is vacant since end of October 2025.

Entrance hall / office with balcony (East) : 11,5 m<sup>2</sup>

Living room with wood-burning stove: 17 m<sup>2</sup>

Fitted kitchen with terrace access (south side) : 14 m<sup>2</sup>

Study: 7.5 m<sup>2</sup>

WC with washbasin: 2 m<sup>2</sup>

Storage room: 2 m<sup>2</sup>

Shower room: 4 m<sup>2</sup>

First floor:

Bedroom: 8 m<sup>2</sup>

Bedroom with dressing room: 16 m<sup>2</sup>

- Apartment T2 with terrace (72 m<sup>2</sup>): Rented 649 euros / month

Hall: 10 m<sup>2</sup>

Living room with terrace access: 30 m<sup>2</sup>

Terrace: 10 m<sup>2</sup>

Bedroom with cupboard and terrace access: 12 m<sup>2</sup>

Study: 7 m<sup>2</sup>

S/Baths: 4 m<sup>2</sup>

WC: 1.5 m<sup>2</sup>

Dressing room: 9 m<sup>2</sup>

Storage room: 3 m<sup>2</sup>

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Information about risks to which this property is

## LOCAL TAXES

**Taxe foncière: 2350 EUR**

## NOTES