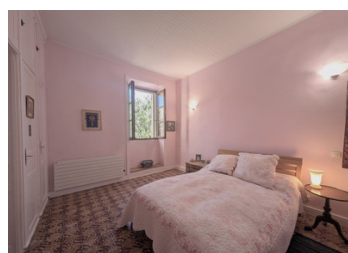
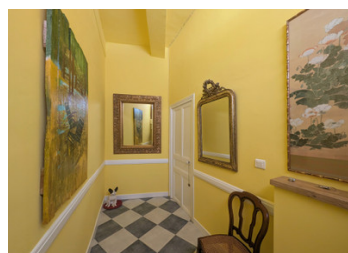


Charming Pied-à-Terre with Balcony and Hill Views in the Heart of Nyons



INFORMATION

Town:	Nyons
Department:	Drôme
Bed:	1
Bath:	1
Floor:	60 m ²
Plot Size:	0 m ²

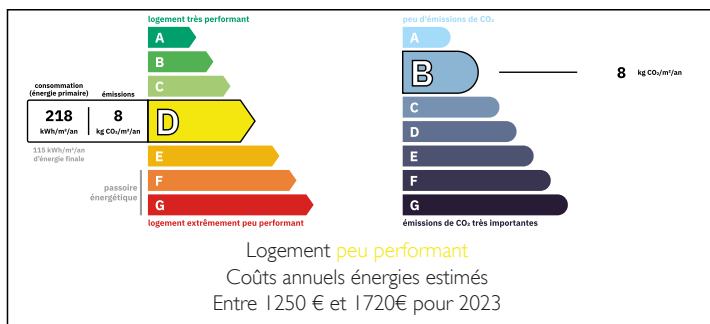
IN BRIEF

Just a short stroll from Nyons' vibrant cafés, restaurants, boutiques and renowned Provençal market, this delightful apartment offers the perfect opportunity to enjoy the relaxed lifestyle of southern France from your own elegant pied-à-terre.

Highlights

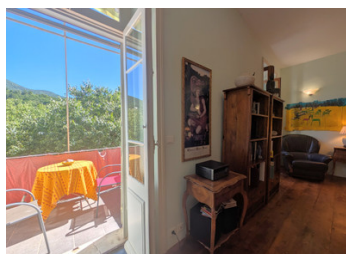
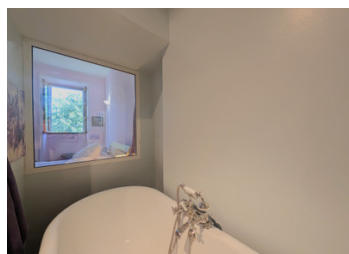
- * Charming holiday apartment in the heart of Nyons
- * Ideal lock-up-and-leave property
- * South-facing living room filled with natural light
- * Attractive high ceilings and beautiful wooden flooring
- * Open-plan fitted kitchen
- * Balcony with lovely views towards the surrounding hills
- * Spacious bedroom with extensive built-in storage
- * Renovated bathroom with freestanding bath
- * Double glazing and fibre-optic internet
- * Low annual co-ownership charges
- * Perfect as a holiday home, seasonal re

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: 716 EUR

Taxe habitation: 710 EUR

NOTES

DESCRIPTION

Situated on the second floor of a character building and accessed directly from the street, the apartment combines charm, comfort and practicality, making it ideal as a holiday home, seasonal retreat or easy-to-manage lock-up-and-leave property.

The bright and welcoming living space enjoys a sunny south-facing aspect and impressive ceiling heights, creating an airy atmosphere throughout the day. Beautiful wooden floors add warmth and character, while the generous proportions provide plenty of room for relaxing after a day exploring the region.

The open-plan kitchen blends naturally with the living area, creating a sociable space for entertaining friends, preparing meals with produce from the local market or simply enjoying the slower pace of Provençal life.

French doors lead onto a charming balcony overlooking mature trees and the surrounding hills. Whether enjoying breakfast in the morning sunshine, reading a book in the afternoon or sharing an apéritif as the day draws to a close, this private outdoor space is a wonderful extension of the apartment.

The spacious bedroom offers excellent built-in storage and a peaceful atmosphere, while the tastefully renovated bathroom features a freestanding bathtub and quality finishes.

Double glazing, fibre-optic internet, mains drainage and electric heating ensure year-round comfort, while the modest annual charges make ownership particularly straightforward for those seeking a low-maintenance holiday property.

Nyons is one of the most sought-after towns in the Drôme Provençale, celebrated for its exceptional climate, olive groves, colourful markets and authentic village atmosphere. From here, you can explore vineyards, lavender fields, hilltop villages and some...