

In the heart of Nyons, a Provençal town with all amenities. Spacious 4 bedroom house with garden.

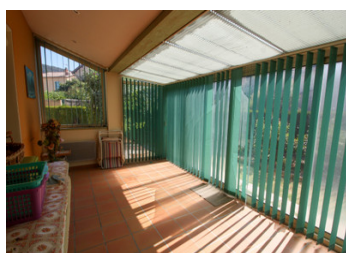
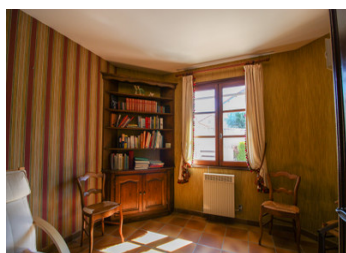


INFORMATION

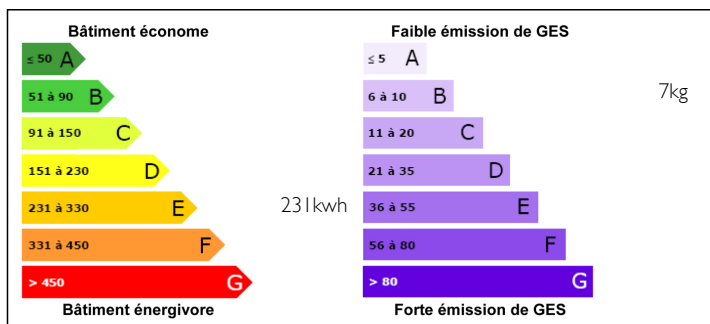
Town:	Nyons
Department:	Drôme
Bed:	4
Bath:	2
Floor:	166 m2
Plot Size:	1060 m2

IN BRIEF

In a quiet neighbourhood of Nyons, with a beautiful view of the mountains, this comfortable villa, built in 1985, is very spacious and bright. Close to all amenities.



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: 1908 EUR

NOTES

DESCRIPTION

This 4 bedroom house with a garden, a garage and a big private parking space, sits in the middle of the all year lively town Nyons, just on the edge of the Alps and Provence. Nyons has a mild climate and is very well known for its beautiful 500 year old weekly market.

The house was built in good quality materials in 1985. It has both a bathroom and a shower room. The garden has space to add a swimming pool.

Ground floor:

entrance hall

kitchen (12,5m²)

living room with open fireplace (41m²)

bedroom 1 (10m²)

bathroom 2 (6m²)

bedroom 2 (13m²)

sitting room (25m²)

conservatory (17m²)

bedroom 3 (15,5m²)

garage (30m²) with automatic door

cellar (9,3m²)

terrace

First floor:

bedroom 4 (11,2m²)

shower room (2,5m²)

roof terrace

The house has partly central heating and partly individual. It is bright because of its windows on all sides (double glazed). The big conservatory (heated as well) allows you to 'sit outside' in winter, with a beautiful view on the garden and the mountains.

The grounds are entirely fenced, sitting in a quiet neighbourhood.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>