

In the Baronnies Provençales, character house with large terrace, garden and beautiful river view



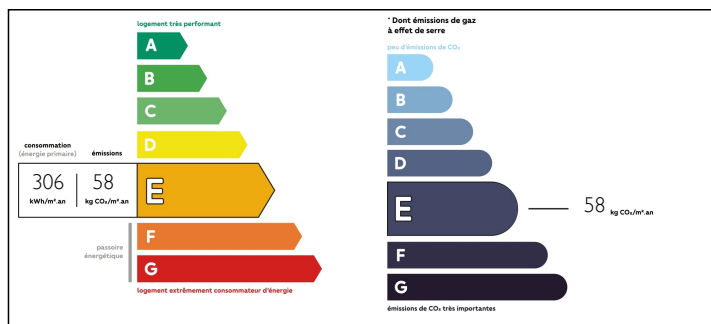
INFORMATION

Town:	Nyons
Department:	Drôme
Bed:	4
Bath:	2
Floor:	165 m2
Plot Size:	140 m2

IN BRIEF

On the banks of a river, in a village belonging to the Parc Naturel Régional des Baronnies provençales, spacious house of 165 m2, on three levels, with the possibility of two independent accommodations. Lovely south-east-facing terrace with unobstructed views over nature and a charming garden with access to the river. Very quiet location. Village with hotel/restaurant, mini-market, gas station and craftsmen.

ENERGY - DPE



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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

This house is located in the heart of the village of Les Pilles, "site inscrit des Baronnies provençales", in a very quiet, bucolic setting.

On garden level, two beautiful vaulted cellars.

On the ground floor, with double access (street or garden side), possibility of an independent T2 apartment or business premises (60 m²). Newly fitted kitchen and bathroom facilities.

Second floor: superb 50 m² living room with recently fitted open-plan kitchen opening onto a 24 m² semi-covered terrace not overlooked.

Second floor: three bedrooms (10, 11 and 17 m²), large bathroom and WC.

Central heating in all rooms and beautiful stone fireplace with insert in the living room.

Very pleasant location with south-east exposure.

Numerous parking spaces in the immediate vicinity.

Village located 7 km from NYONS and all amenities.

NOTES

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