

4 km from Nyons, spacious village house of character dating from 13th century two terraces, magnificent views

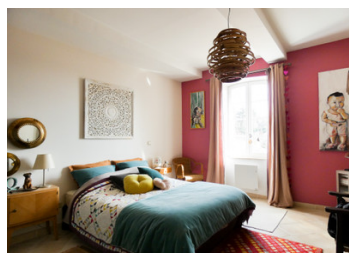


## INFORMATION

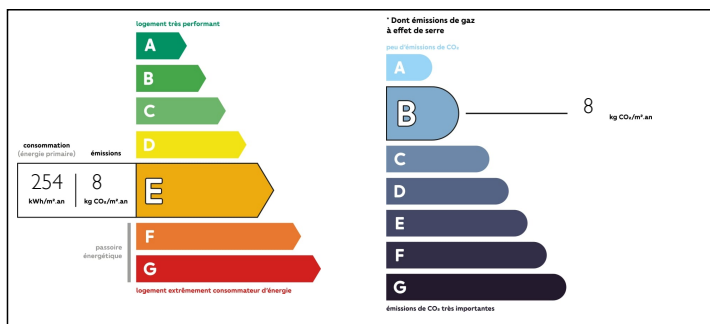
Town:	Nyons
Department:	Drôme
Bed:	3
Bath:	3
Floor:	165 m2
Plot Size:	40 m2

## IN BRIEF

Close to Nyons, magnificent 13th century house on 4 levels with 2 terraces. High quality materials, a lot of charm. 6 main rooms for about 165 m2. Possibility to have 5 bedrooms. Very quiet situation. A cellar. Panoramic view.



## 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: 731 EUR

## NOTES

## DESCRIPTION

This spacious house is very bright thanks to its large windows facing south-east. The materials are of high quality. It is suitable for a main or secondary home and can accommodate a large family with the possibility of having 5 bedrooms. Multi level house with solid stairs and steps. The access to the house is through a very quiet alley.

Ground floor : Entrance with cupboards and WC : 9 m2 / Dining room, south-east : 25 m2 / Equipped kitchen, south-east : 15 m / Terrace south-west : 10 m2

1st floor : Bedroom 1, south-east : 15 m2, bedroom 2, south-west : 16 m2, study or bedroom, north : 9 m2, shower room with WC : 4,70 m2

2nd floor : Shower room with WC : 5 m2 / Living room south-east : 31 m2 / Terrace south : 30 m2

Lower ground floor: vaulted living room or bedroom: 18 m2, an independent cellar.

The kitchen gives access to an intimate terrace. On the top level, a large air-conditioned living room opens onto a 2nd terrace (with barbecue) offering a panoramic view on the hills. Village with school, bakery, café / restaurant at only 4 km from Nyons. Parking spaces very close to the house.

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