

Authentic part of a castle to be restored, many possibilities of development, ideal touristic project.



## INFORMATION

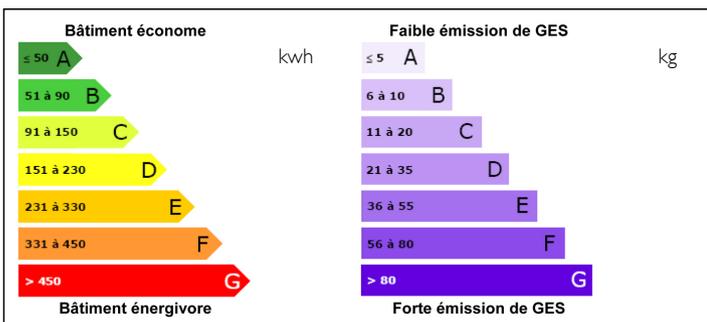
Town:	Nyons
Department:	Drôme
Bed:	0
Bath:	0
Floor:	320 m2
Plot Size:	0 m2



## IN BRIEF

In a typical provençal village 15 minutes from NYONS, part to be restored of a castle divided into three houses. 4 levels for about 400 m2 of convertible surface with several entrances. Charm and authenticity with its tower, vaulted rooms and apparent stone walls. Very spacious volumes for multiple projects : guest house, family house, cultural events...

## 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

Part of a chateau attached on one side. It requires total renovation except the roof which is recent. The building is connected to electricity, water and main drain system.

Ground floor : Garage / room of 100 m2 on rough floor + 2 cellars of 15 and 20 m2 with 2 entrances.

1st floor : level of about 100 m2 (slab to be built) with 2 independent accesses.

2nd floor : a 30 m2 entrance north, a 20 m2 room north, a 23 m2 room + fireplace south, a 24 m2 room south, a 35 m2 living room with fireplace south, a large 45 m2 room and a 10 m2 room in the tower, giving a total surface area of 190 m2 for this level.

3rd floor: 40 m2 south-facing living room, 52 m2 south-facing room and 40 m2 room with skylight, giving a total surface area of 130 m2 on this level.

Very good sun exposure and superb view to the south.

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

## NOTES