

In the countryside, near NYONS, villa with annexes, surrounded by lavender fields, Mont Ventoux in background



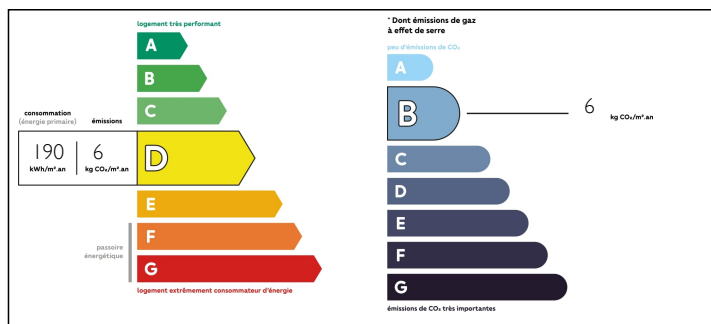
INFORMATION

Town:	Nyons
Department:	Drôme
Bed:	3
Bath:	2
Floor:	140 m2
Plot Size:	3079 m2

IN BRIEF

Villa in very good general condition, semi-detached on one side and located on about 3000 m2 of land, part of which is planted with olive trees. 5 main rooms for a living space of 140 m2 + dependences. Double garage, workshop and garden shed. Nice terrace facing south with panoramic view on the lavender fields, the surrounding hills and the Mont Ventoux.

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

Around 5 km from NYONS, spacious semi-detached villa on one side, very well maintained, functional and bright. Flat land with olive trees surrounded by lavender with a nice view on the Mont Ventoux.

Garden level: double garage, workshop, independent garden shed 25 m2

1st floor :

South living room of 36 m2 opening on south shaded terrace,

South kitchen / dining room of 26 m2 with access to terrace,

Bedroom 1 south : 16 m2

Bedroom 2 north : 13,40 m2 plus adjoining shower room : 4,70 m2

Bedroom 3 north : 9,40 m2

Recent shower room : 5 m2

Independent WC : 1,40 m2

Cellar and laundry room.

Recent double windows, pellet stove and reversible air conditioning in the living room, electric recent heaters. Roof with recent insulation.

Water from the mains and drilling.

The jointness is not a nuisance.

Village with school, bakery and restaurants.

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

LOCAL TAXES

Taxe foncière: 1063 EUR

NOTES