

Beautiful 165 m Provencal villa, 5 bedrooms, garage, swimming pool on 2070m of land with uninterrupted views

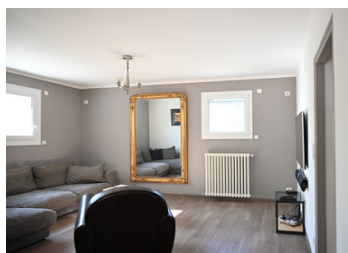


INFORMATION

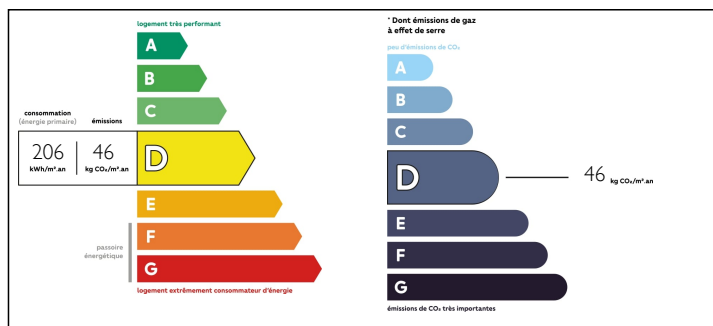
Town:	Nyons
Department:	Drôme
Bed:	5
Bath:	2
Floor:	165 m2
Plot Size:	2070 m2

IN BRIEF

Nestled in a quiet area on the edge of the medieval town of Nyons, this Provencal villa has 5 bedrooms, 2 bathrooms, a private swimming pool and ample private parking on a 2070 m² plot with uninterrupted views of the surrounding hills.



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: 2231 EUR

NOTES

DESCRIPTION

The villa's five bedrooms provide ample space for family and friends to gather. The private swimming pool is a refreshing escape from the Provencal sun, while the spacious garden offers a peaceful atmosphere.

Nyons, the olive capital of the Drôme Provençale, is an ideal base from which to discover the region's charming markets, ancient streets and cultural attractions.

Whether you are looking for a family holiday home in Provence or a new home to enjoy after a period of work, this villa is an excellent option.

The house of approximately 165 m², features:

- 1 bright and spacious entrance hall
- 1 large dining room with access to the terrace
- 1 open-plan kitchen
- 1 living room of 23 m², with study area and plenty of storage space
- 1 ground-floor bedroom (14 m²)
- 4 bedrooms on the 1st floor: 15.5 m² / 15.5 m² / 12 m² and 13 m² (with 5.5 m² mezzanine)
- 1 shower room with WC
- 1 bathroom
- 2 separate WCs
- laundry room for washing machine and tumble dryer and storage.

A 28m² garage with mechanical room and a 10m² attic complete the building.

The large 9x4.5 metre swimming pool is located in the flat part of the grounds and overlooks the surrounding hills.

Property tax: EUR 2,231 / year

Just a few minutes from the local shops in the town of Nyons.

Numerous hiking and mountain biking routes are accessible from the house. Heritage, well-being,