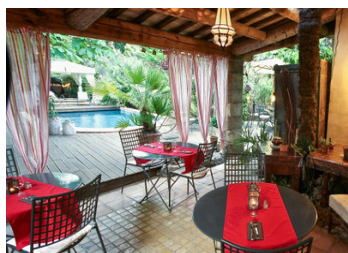
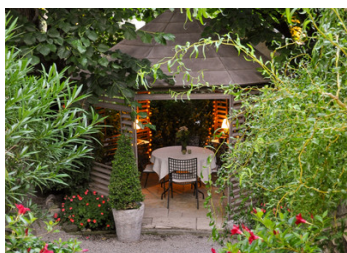
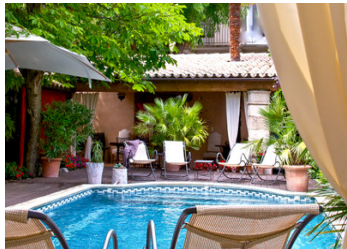
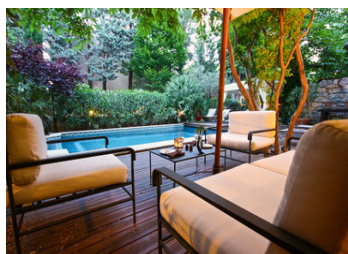
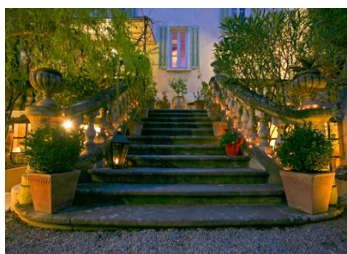


Elegant 19th-Century historic residence in center of vibrant village - garden, pool, jacuzzi & timeless charm



## INFORMATION

|             |        |
|-------------|--------|
| Town:       | Nyons  |
| Department: | Drôme  |
| Bed:        | 10     |
| Bath:       | 10     |
| Floor:      | 350 m2 |
| Plot Size:  | 600 m2 |



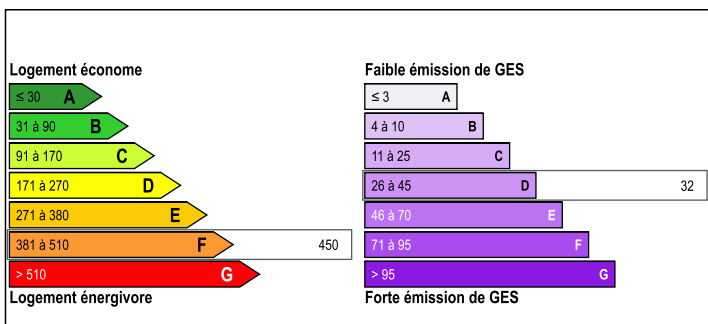
## IN BRIEF

Discover this exceptional 19th-century property nestled in the vibrant center of Nyons, offering space, charm, and endless possibilities. With 10 generously sized bedrooms, each with its own en-suite bathroom, this spacious home is ideal as a luxurious family residence or as a ready-made bed & breakfast or boutique hotel.

Set within a beautifully shaded garden, the property features multiple terraces perfect for al fresco dining, a swimming pool for warm Provençal days, a jacuzzi for relaxation, and a traditional hammam for the ultimate wellness experience.

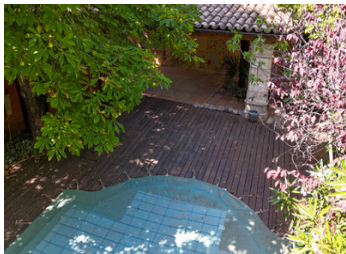
A rare blend of historic character and modern comfort, all just steps from shops, markets, and the lively atmosphere of one of Provence's most beloved towns.

## 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

This 19th-century mansion is perfect as a family residence or for a boutique bed & breakfast/hotel business. With 10 air-conditioned guest rooms, each with garden views and en-suite bathrooms, it offers spacious living on the ground floor and endless potential in a sought-after tourist location.

Step into the peaceful, shady garden and unwind—whether you're lounging by the pool, relaxing in the jacuzzi, or enjoying the wellness facilities, including a steam room and outdoor yoga space. The property also features a large summer kitchen, two covered terraces, and ample space for entertaining.

Inside, the home boasts a sunny entrance hall, a kitchen, living and dining areas with terrace access, and a grand staircase leading to three floors of beautifully designed guest rooms, each with unique decor and garden views. Two rooms on the top floor feature classic Provençal architecture with exposed beams and skylights.

Located just a short walk from the vibrant town of Nyons, with its lively cafes, restaurants, and famous Thursday morning market, this property is perfectly situated for both relaxation and adventure. Nature lovers will enjoy the nearby hiking and cycling trails, including the iconic Mont Ventoux.

With easy access to Avignon TGV station (2 hours) and Marseille Airport (1 hour 45 minutes), this property is an ideal retreat or business opportunity in the heart of Provence.

Contact us for more information or to schedule a visit!

Here is a description of the room layout.

Ground floor – House level

--Air-conditioned dining room / kitchen of 37 m<sup>2</sup> opening onto...

## LOCAL TAXES

Taxe foncière: **4370 EUR**

## NOTES