LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A35801DMG26 Price: 25 000 EUR

agency fees to be paid by the seller

NYONS town center, property to renovate, T5 apartment + terrace, offices, outbuildings, courtyard















INFORMATION

Town:	Nyons
Department:	Drôme
Bed:	4
Bath:	2
Floor:	120 m2
Plot Size:	715 m2

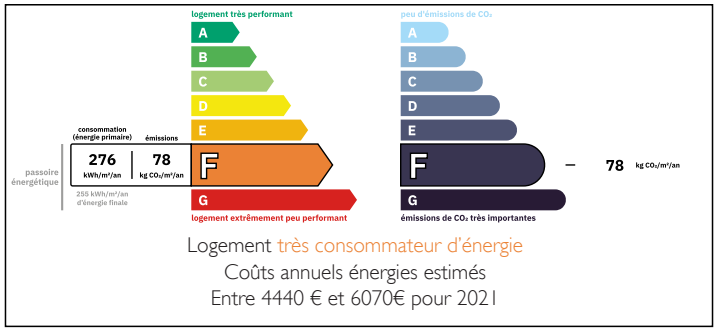
IN BRIEF

Located in the very center of town on a 715 m² plot, this rare property offers a wealth of possibilities. Once home to a traditional Provençal lavender-based production workshop, the site retains an authentic charm and rich local heritage.

The property comprises a spacious 120 m² apartment on the first floor, industrial and commercial premises on the ground floor of the main building (approx. 120 m²) and several outbuildings (approx. 290 m2), giving a total ground floor area of approx. 410 m². The complex is laid out around a 160 m2 inner courtyard.

Whether you're envisioning a unique residential conversion, an artistic or craft-based venture, or a mixed-use development, this character-filled ensemble is the ideal setting. It offers generous volumes and flexible spaces, perfect for any buyer or investor seeking a distinctive real estate project with ample room to bring their vision to life.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 4440 € et 6070€ pour 2021

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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LOCAL TAXES

Taxe foncière: **2900 EUR**

NOTES

DESCRIPTION

1ST FLOOR
Flat: 124 m2 (possibility of creating 2 flats with 2 entrances)

Oil-fired central heating. Reversible air conditioning in the living room. PVC double-glazed windows and electric roller shutters upstairs.

Small hall: 4.90 m2
West-facing living room: 36.40 m2
Kitchen east: 11.90 m2
East terrace: 15 m2
West bedroom: 11.60 m2
East bedroom: 9.50 m2
Shower room with WC: 6.50 m2
Hallway: 6.30 m2
West bedroom: 12.30 m2
West bedroom: 11.70 m2
Dressing room: 4.30 m2
Shower room: 4.80 m2
WC: 2.40 m2

GROUND FLOOR
First floor: approx. 410 m2 of offices, workshops, garages, cellars and storage space (detailed below):

MAIN BUILDING GROUND FLOOR : approx. 120 m2
Entrance hall: 18 m2
Study: 10 m2
Study: 10 m2
Large room: 44 m2
Storage room: 19 m2
Cellar: 19 m2

OUTBUILDINGS: approx 290 m2
Workshop: 61 m2
Open shed: 56 m2
Shed: 27 m2
Workshop: 26 m2
Shed or garage: 31 m2
Warehouse: 90...

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