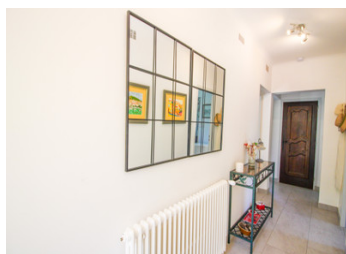


Perfectly kept villa in peaceful setting in the middle of Nyons with spacious garden, summer kitchen, garage.



INFORMATION

Town:	Nyons
Department:	Drôme
Bed:	2
Bath:	1
Floor:	71 m2
Plot Size:	611 m2

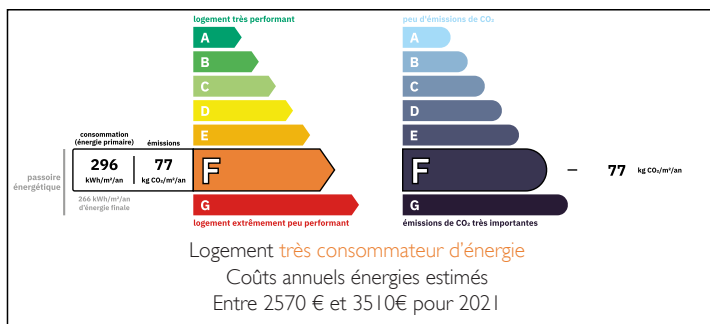


IN BRIEF

Beautifully renovated villa in the heart of Nyons, by the Eygues river. Nestled in a peaceful, lovingly landscaped garden, this charming single-story villa is just a short stroll from Nyons' vibrant weekly market and all the amenities the town has to offer. Combining Provençal conviviality with tranquility and convenience, this is one of the most sought-after locations in Nyons.

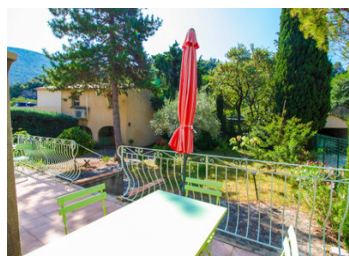
Enjoy lovely views of the surrounding mountains and lush greenery, with sunny and shaded spots to suit every mood. This move-in-ready property has been meticulously maintained and offers modern comforts including new double glazing, updated electrical systems, fiber internet, and cozy living spaces suitable for year-round residence.

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: 1229 EUR

NOTES

DESCRIPTION

From the moment you enter the property, you are welcomed by a true oasis of greenery, offering peace, tranquillity and the fresh air of Nyons. The house is in excellent condition and ready to move into – simply unpack and enjoy.

The entrance leads to two bright and inviting living areas: a convivial dining room and a spacious, light-filled lounge. The modern, fully fitted kitchen, separated by glass partitions, allows you to cook while remaining connected with your guests.

The sleeping area comprises two north-facing bedrooms, ensuring cool and restful nights, a large renovated shower room with walk-in shower, and a separate WC. A 17.5 m² technical room, accessible from outside, offers excellent potential to create a third bedroom with an en-suite shower room.

Outside, the garden features a shaded summer kitchen with separate WC, perfect for relaxing moments. A south-facing terrace is ideal for al fresco dining, while the plot also allows for the installation of a swimming pool. A garage and nearby parking spaces complete the many assets of this charming property.

Living in Nyons is a true privilege. The town enjoys a lively year-round atmosphere with its markets, festivals, restaurants, cinema showing films in original version, shops, medical services and schools all within easy walking distance.

Ideally located, Nyons is approximately 1.5 hours from the ski resorts and 2 hours from the Mediterranean, offering the freedom to enjoy both mountains and sea. The A7 motorway is just 30 minutes away, reached via scenic routes through charming...