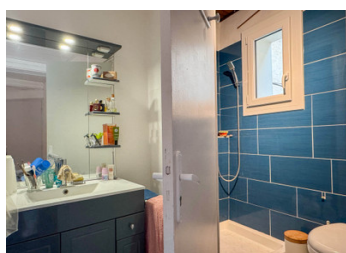
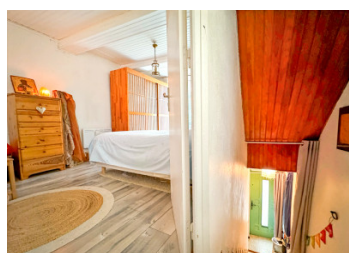


NYONS, Provence, charming townhouse with balcony, 56 m on 3 levels, unobstructed view and rental potential



INFORMATION

Town:	Nyons
Department:	Drôme
Bed:	2
Bath:	2
Floor:	56 m2
Plot Size:	2 m2

IN BRIEF

Close to all amenities, pleasant house in good condition, offering comfort and potential.

On the ground floor, a beautiful multipurpose room that can be used as a living room, bedroom, or for professional or freelance work, with a separate toilet. An old kitchen can easily be refurbished.

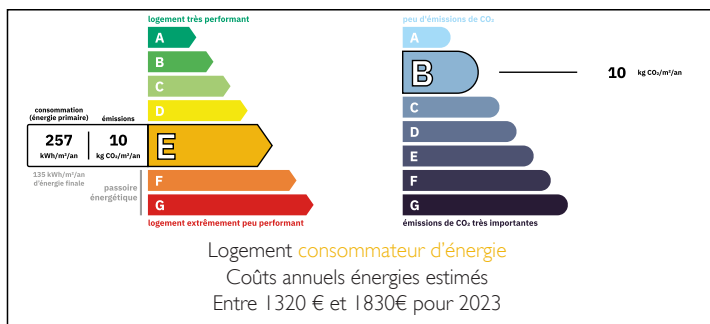
On the first floor, a spacious and bright bedroom opens onto a balcony with an unobstructed view, accompanied by a shower room with toilet.

The second floor houses a nicely furnished studio.

Each level is accessed by a staircase, allowing you to imagine three separate spaces according to your needs.

A great opportunity to seize, whether for a rental investment, a pied-à-terre in Drôme Provençale, or a primary 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.



DESCRIPTION

Located in a peaceful and green area, this well-maintained house enjoys a pleasant environment, close to public parking for easy parking.

Recent PVC double-glazed window frames. Electric heating.

Ground floor:

East-facing living room: 17 m²

Toilet: 1.80 m²

First floor:

Bedroom opening onto east-facing balcony: 15 m² + closet

Bathroom with toilet: 1.65 m²

Second floor:

Studio (living room/bedroom, kitchenette, bathroom, toilet) - East and South : 20 m²

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

LOCAL TAXES

Taxe foncière: 511 EUR

NOTES