

Two-bedroom apartment in the heart of NYONS, 1st floor, south-facing, with a terrace, garage, beautiful views



## INFORMATION

|                |       |
|----------------|-------|
| Town:          | Nyons |
| Department:    | Drôme |
| Bed:           | 2     |
| Bath:          | 1     |
| Floor:         | 78 m2 |
| Outside Space: | 4 m2  |



## IN BRIEF

In Drôme Provençale, south-est of France, this apartment is located on the first floor of a small condominium with low maintenance fees, in a particularly quiet neighborhood, just a 5-minute walk from downtown.

It is functional and bright, offering a pleasant south-facing view, with a loggia terrace that's perfect for enjoying the outdoors. The living room and fully equipped kitchen open directly onto this space, flooding the area with natural light.

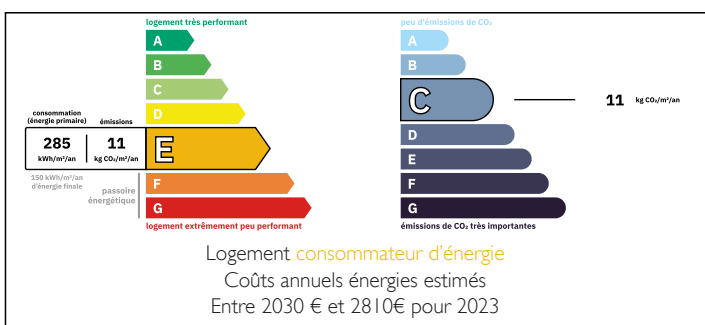
The apartment also features two bedrooms, a storage room, a recently renovated bathroom, and a separate toilet.

Ample storage space completes the layout, making daily life easier.

A garage with a mezzanine provides additional space for parking and storage.

In need of some updating, this property offers great potential to create a comfortable and pleasant living space.

## 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

The apartment features PVC double-glazed windows, electric radiators, and a reversible air conditioning system in the living room.

The numerous built-in closets and storage spaces make it very functional.

This small condominium is managed by a volunteer property manager.

Entrance: 9 sq. ft.

Living room opening onto a south-facing loggia: 20.70 sq. ft.

Kitchen with cabinet, opening onto a south-facing loggia: 10.30 sq. ft.

Hallway: 1.80 sq. ft.

Bedroom 1 with closet: 10.50 sq. ft.

Bedroom 2 with closet: 13.20 sq. ft.

Storage room or office space: 4.30 m<sup>2</sup>

Bathroom: 6.32 m<sup>2</sup>

Toilet: 1.60 m<sup>2</sup>

## LOCAL TAXES

**Taxe foncière: 1522 EUR**

Located in the heart of the Drôme Provençale, Nyons charms with its lifestyle and exceptional surroundings. It is an ideal destination to enjoy a serene, authentic, and sunny living environment all year round.

The town offers easy access to transportation, with convenient road connections and nearby train stations such as Montélimar and Orange, providing quick access to major cities.

Marseille Provence Airport is located about 1.5 hours away, making domestic and international travel convenient.

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Co-owned building of 12 units  
Provisional annual charges: 600€

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

## NOTES