

NYONS Town Centre – Well-Maintained 2-Bedroom Apartment with Loggia, Garage and Lift



INFORMATION

Town:	Nyons
Department:	Drôme
Bed:	2
Bath:	2
Floor:	66 m2
Plot Size:	0 m2



IN BRIEF

Located in the heart of Nyons, this 66 m² two-bedroom apartment is situated on the first floor of a well-kept, energy-efficient residence dating from 2003.

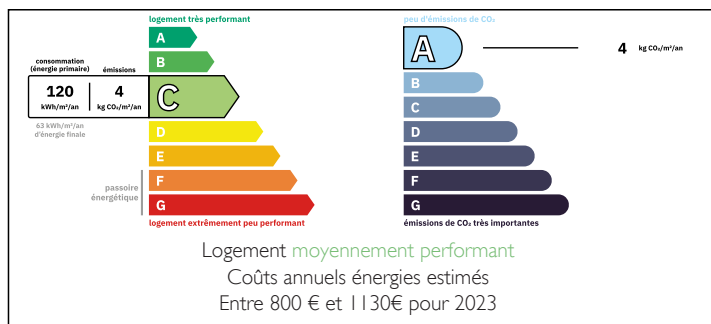
Bright and comfortable, the apartment benefits from a dual East/West aspect, providing natural light throughout the day.

The accommodation comprises a bright living room opening onto an East-facing loggia, a fully fitted kitchen, two bedrooms, both facing West, a bathroom, a shower room, a separate WC, plenty of built-in storage.

The residence benefits from a collective heat pump system, providing underfloor heating in winter and underfloor cooling in summer. This provides a particularly comfortable indoor climate throughout the year.

The property also benefits from a private, enclosed underground garage, included in the sale price, with lift access from the 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: 1262 EUR

NOTES

DESCRIPTION

The property has an Energy Performance Certificate (DPE) rated C, indicating good energy efficiency. The co-ownership charges are approximately €112 per quarter and include the communal heating and underfloor cooling system. A communal water softener is also provided.

Layout and Floor Areas :

Entrance hall: 4.73 m²

Hallway: 2.05 m²

Living room: 19.24 m²

Kitchen: 5.05 m²

Loggia: 7.10 m²

Bedroom 1 with built-in wardrobe: 11.86 m²

Bathroom: 3.51 m²

Bedroom 2: 13.12 m²

Shower room: 3.02 m²

Storage cupboard: 1.74 m²

Separate WC: 1.60 m²

Nyons is a charming Provençal town offering a pleasant and peaceful lifestyle, with its sunny climate and beautiful natural surroundings. The town provides all everyday amenities, including shops, supermarkets, restaurants, healthcare services and local markets. Its famous weekly market and lively town centre add to the authentic Provençal atmosphere.

Co-owned building of 48 units

Provisional annual charges: 1340€

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