LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47831DMG26 Price: 300 000 EUR

agency fees to be paid by the seller

NYONS – 146 m Villa with 2 apartments, garden, terraces and garage, close to town centre















INFORMATION

Town:	Nyons
Department:	Drôme
Bed:	3
Bath:	2
Floor:	146 m2
Plot Size:	338 m2

IN BRIEF

Just a short walk from the centre of Nyons, this traditional 1962-built villa enjoys a pleasant garden and a peaceful setting.

Offering approximately 146 m² of living space over two levels, it comprises two independent apartments: a one-bedroom apartment and a two-bedroom apartment.

Its layout offers several possibilities: creating one large family home, living in one unit while accommodating family in the other, or renting out one of the units.

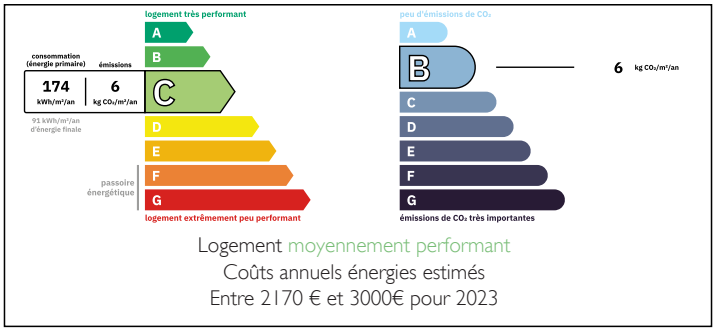
Outside, there is a lovely private garden with no overlooking neighbours, two spacious west-facing terraces and a very quiet street.

The villa features central heating via a heat pump, recent double glazing and reversible air conditioning in both living rooms. The roof space has been insulated.

A large garage and cellars complete the property.

A property full of potential, ready to be modernised

ENERGY - DPE



Logement moyennement performant

Coûts annuels énergies estimés

Entre 2170 € et 3000€ pour 2023

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.

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LOCAL TAXES

Taxe foncière: **1973 EUR**

NOTES

DESCRIPTION

Located in a peaceful setting, this villa comprises two independent apartments: a one-bedroom apartment of approximately 68 m² on the garden level, and a two-bedroom apartment of approximately 78 m² on the first floor. Each apartment has its own west-facing terrace.

The property also benefits from a large garage and a substantial basement area extending beneath the entire house.

Basement:
Cellar: 17 m²
Under-house storage area: 60 m²

Garden level:
Garage: 28.50 m²
Entrance hall: 5.70 m²
Living room with open-plan kitchen, opening onto the terrace and garden: 45 m²
Bedroom: 10.70 m²
Shower room with WC: 2.40 m²
West-facing terrace: 21 m²

First floor:
Living room: 14.30 m²
Kitchen: 12.50 m²
Utility room: 3.10 m²
Hallway with built-in storage: 14.80 m²
Bedroom with built-in wardrobe: 15.60 m²
Bedroom: 12.70 m²
Shower room: 4.20 m²
WC: 1.60 m²
West-facing terrace: 19 m²

The property offers a versatile layout, generous living spaces and attractive outdoor areas, making it suitable for a variety of lifestyle projects.

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