LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A48551DMG26 Price: 890 000 EUR

agency fees to be paid by the seller

NYONS HILLS – Exceptional 292 m Villa with Swimming Pool, 4 En-Suite Bedrooms and Open South-Facing Views







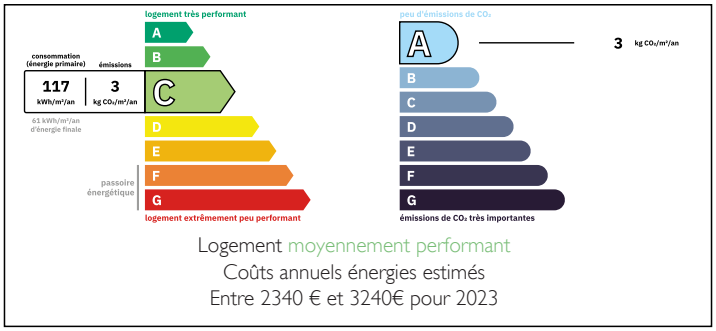








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2340 € et 3240€ pour 2023

INFORMATION

Town:	Nyons
Department:	Drôme
Bed:	4
Bath:	4
Floor:	292 m2
Plot Size:	1340 m2

IN BRIEF

Situated in one of Nyons' most sought-after and peaceful residential areas, this spacious Provençal villa enjoys an elevated position, beautiful open views and excellent sunshine throughout the day.

Set within beautifully landscaped grounds of 1,340 m², dotted with olive trees, the property offers an inviting setting for relaxation and outdoor living, centred around a heated 10 x 5 metre swimming pool.

The villa stands out for its generous proportions, with over 100 m² of living space dedicated to reception and entertaining. It features four spacious bedrooms, each with its own en-suite shower room and WC, offering comfort, privacy and independence for family and guests alike.

High-quality features include underfloor heating and cooling, reversible air conditioning in the bedrooms,

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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:	**3977 EUR**

NOTES

DESCRIPTION

Set in the green surroundings of the hills above Nyons, this contemporary villa offers the convenience of single-level living, combined with generous spaces and a strong connection to the outdoors.

The living areas are particularly appealing for their natural light and open feel. Large pocket sliding glass doors retract into the walls, blurring the boundaries between the interior and the garden and creating a wonderful sense of indoor-outdoor living. Opening onto the terraces and landscaped garden, the living spaces invite you to make the most of the sunshine, the gentle Provençal climate and the privileged setting.

GROUND FLOOR
Entrance hall with built-in wardrobe: 12 m²
Living room with wood-burning stove: 62 m²
Dining room with mezzanine: 30 m²
Second sitting room: 20 m²
Fully fitted kitchen: 15 m²
Bedroom: 18 m², with en-suite bathroom featuring a bath, shower and WC: 9 m², plus dressing room: 4.5 m²
Guest WC with hand basin: 2.5 m²
Utility room: 2.7 m²

FIRST FLOOR
Bedroom opening onto a terrace: 14,5 m², with en-suite shower room and WC: 3.8 m²
South-facing terrace: 16 m²
Bedroom: 16 m², with en-suite shower room and WC: 5.3 m²
Landing with built-in wardrobe: 18 m²
Mezzanine: 6 m²

BASEMENT
Bedroom with bathroom, shower and WC: 40 m²
Hallway with built-in cupboards: 9 m²

Garage: 20 m²
Workshop: 6 m²