LEGGETT IMMOBILIER INTERNATIONAL

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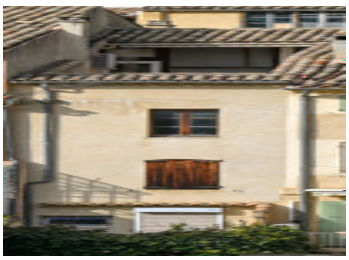
Ref: A27185NEB26

Price: 230 000 EUR

agency fees to be paid by the seller

**A 133m town house with kitchen, dining room, living room, 4 bedrooms, roof terrace, garage and cellars.**



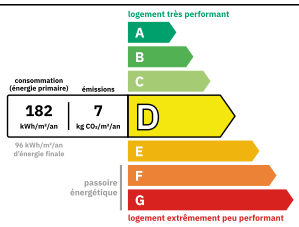
## INFORMATION

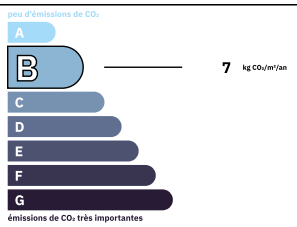
| | |
|---|---|
| Town: | Nyons |
| Department: | Drôme |
| Bed: | 4 |
| Bath: | 2 |
| Floor: | 133 m2 |
| Plot Size: | 65 m2 |

## IN BRIEF

Situated on the outskirts of the old town of Nyons, this characteristic and charming 133 m² manor house has a large roof terrace with an impressive, unobstructed view of the Roman bridge, the adjacent river and the surrounding hills. Shops and restaurants nearby. No need for a car.

## ENERGY - DPE




Logement peu performant
Coûts annuels énergies estimés
Entre 1820 € et 2530€ pour 2021

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 habitation:** **EUR**

## NOTES

## DESCRIPTION

Nyons, the olive capital of the Drôme Provençale, is an ideal base for exploring the region's charming markets, ancient streets and cultural attractions.

The atypical layout of the house makes it authentic and special. The floors are divided into staggered levels linked by a beautiful central stairwell.

Ground floor: an entrance hall, a dining room/kitchenette with balcony, as well as access to the garage and two large cellars in the basement.

First floor: a living room with fireplace and shower room and a south-facing bedroom with utility room, with views of the Roman bridge, the dyke and the river.

The second floor comprises two bedrooms, a shower room with toilet and a large passageway that could be used to extend the south-facing bedroom.

On the third floor: a generous, light-filled room of around 18 m2, with a mezzanine, giving access to a south-facing terrace of over 20 m2.

Electric heating and reversible air conditioning in two of the four bedrooms.
The shell of this town house is in very good condition and offers excellent renovation potential to fit out and finish this property to your liking.
This house is well worth investing in to retain its authenticity and potential.

Numerous hiking and mountain bike routes are accessible from the house. Heritage, well-being, outdoor sports and Provencal life all come together here.
A7 motorway: 45 min
Montélimar TGV station: 60 min and Avignon: 75 min
Nyons-Montélimar bus link
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Information about risks to which this property...