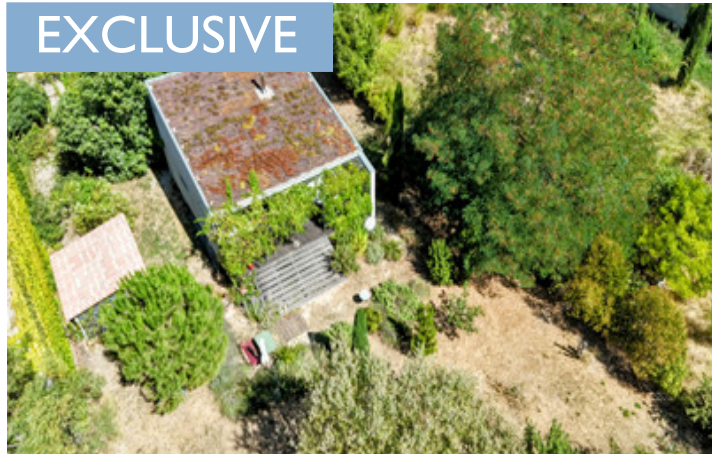


Modern house with a large garden and views, in a quiet area in the town centre and close to the river.

EXCLUSIVE

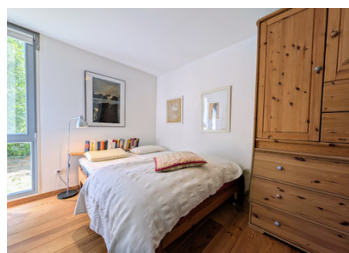
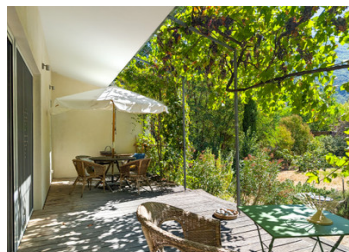


INFORMATION

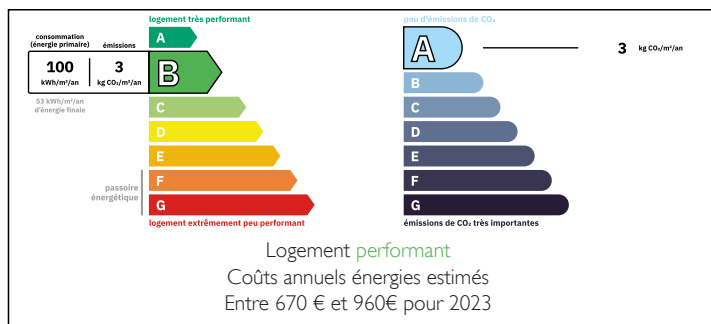
Town:	Nyons
Department:	Drôme
Bed:	2
Bath:	1
Floor:	92 m2
Plot Size:	1288 m2

IN BRIEF

Modern and a-typical house with 2 bedrooms, a garden shed and carport, on a 1.288 m² plot, in a small, quiet and protected area. Located in the centre of town with a rural feel. Unoverlooked with distant views and close to the Pont Roman, a historic monument in Nyons, which spans the river Eygues. All shops, restaurants, care, cinema and social and cultural life are 2 steps available. Ideal as a second home or after retirement.

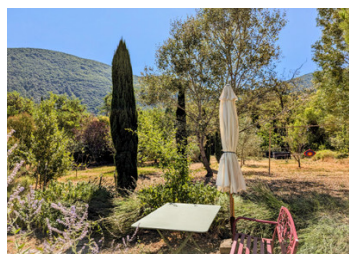


ENERGY - DPE



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: 1303 EUR

Taxe habitation: 1146 EUR

NOTES

DESCRIPTION

This house was built in 2014, using as many sustainable materials as possible. The building rests on 6 pillars, allowing natural air circulation under the house.

The entrance to the house is via a staircase in front of the terrace, which gives access to the house. A large bay window, with 3 double French doors, guarantees a bright living space inside. However, the lounge area with its wood-burning stove is more intimate.

The ceiling height is impressive, following the construction of a sloping vegetable roof. The living room and kitchen overlook the large garden and distant mountains. The natural covered terrace with climbing plants and the east-facing wall make this terrace feel like an extension of the interior. It also provides shade in summer and light in winter. The garden is planted with trees that survive the climate of the south of France.

The bedroom and shower room are on the north side of the house. Above this, there is a large mezzanine where there is another bedroom and a room with a toilet, storage area and the boiler. A fixed metal staircase provides access to the mezzanine.

There is another entrance behind the house with a ramp for easy access.

The 2 large trees behind the house provide shade and coolness.

Next to the house is a wooden shed with large French windows, which could be converted into sleeping accommodation, a small workshop or...