

Perfectly kept villa in peaceful setting in the middle of Nyons with spacious garden, summer kitchen, garage.



INFORMATION

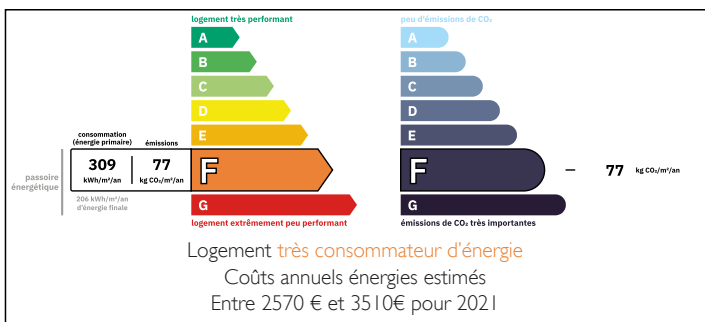
Town:	Nyons
Department:	Drôme
Bed:	2
Bath:	1
Floor:	71 m2
Plot Size:	611 m2



IN BRIEF

Beautifully renovated villa in the heart of Nyons, by the Eygues river. Nestled in a peaceful, lovingly landscaped garden, this charming single-story villa is just a short stroll from Nyons' vibrant weekly market and all the amenities the town has to offer. Combining Provençal conviviality with tranquility and convenience, this is one of the most sought-after locations in Nyons.

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.



DESCRIPTION

Enjoy lovely views of the surrounding mountains and lush greenery, with sunny and shaded spots to suit every mood. This move-in-ready property has been meticulously maintained and offers modern comforts including new double glazing, updated electrical systems, fiber internet, and cozy living spaces suitable for year-round residence.

Upon entering the grounds, you're welcomed into a verdant oasis where the fresh Nyons air immediately soothes the senses. The entrance hall leads to two inviting living areas: to the right, a warm and welcoming dining room; to the left, a spacious lounge. Adjacent to the dining room, the modern fully equipped kitchen is separated by glass walls, creating a bright open feel while allowing effortless connection with guests.

At the back of the kitchen is a generously sized, recently renovated bathroom with a walk-in shower and washbasin. Further down the hallway is a separate toilet. Two serene north-facing bedrooms are located on either side, offering cool, restful retreats. Behind the right-hand bedroom is a technical room of approximately 17,5 m² with direct outdoor access—ideal for creating an additional bedroom or private suite.

The property also features a spacious summer kitchen with its own toilet—a cool, shaded haven perfect for relaxing with music and a good book. A large private garage provides secure parking and ample storage space.

On the south side, a sunny terrace awaits for entertaining friends and family with a barbecue. The garden is designed to accommodate a swimming pool if desired. A hidden corner between the bedroom...

LOCAL TAXES

Taxe foncière: 1208 EUR

Taxe habitation: EUR

NOTES