LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A38790DMG26 Price: 205 000 EUR

agency fees to be paid by the seller

NYONS town center, quiet area, house with terrace, 3 bedrooms, pantry, storage room, garage.

INFORMATION

Town:	Nyons
Department:	Drôme
Bed:	3
Bath:	2
Floor:	94 m2
Plot Size:	15 m2

IN BRIEF

Located in the heart of NYONS, this 4-room house offers approximately 94 m² of living space on two levels.

The ground floor, with independent access, consists of a bedroom, a shower room with toilet, a dressing room, a large pantry, and an open storage area offering ample storage space.

In addition, there is a garage providing secure parking.

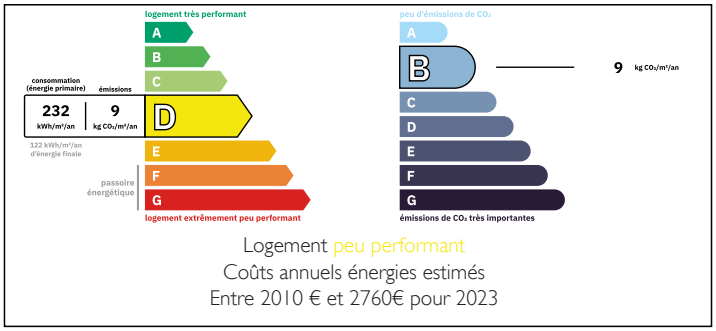
Upstairs, you will find a separate kitchen and a living room opening onto a terrace, two bedrooms, and a bathroom with toilet.

The property is located a stone's throw from shops, schools, and amenities.

Some modernization work is required to reveal its full potential.

A rare opportunity in the city center, ideal for a primary residence, a pied-à-terre, or a rental investment.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2010 € et 2760€ 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.

LOCAL TAXES

Taxe foncière:	**1780 EUR**
Taxe habitation:	**EUR**

NOTES

DESCRIPTION

The house is fully equipped with double-glazed PVC window frames. Upstairs, the French windows in the kitchen and living room have electric roller shutters. Electric heating throughout the house (convector heaters on the ground floor and radiators upstairs). Attic with insulation.

Ground floor:
Bedroom or living room (west): 12 m2
Bathroom with toilet: 3.30 m2
Hallway: 1.70 m2
Dressing room: 3 m2
Pantry: 15.70 m2
Garage: 19 m2
Open garage (possibility of creating a connection with the pantry): 21 m2

First floor:
Hall: 9.20 m2
Living room opening onto terrace: 22 m²
Kitchen opening onto terrace: 10.60 m²
Terrace: 15 m²
Bathroom with toilet: 4.60 m²
Bedroom (west): 12.70 m²
Passage bedroom (west): 13.60 m²

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