

Residential house with Renovation Opportunity with Panoramic Views Near Nyons Town Centre



INFORMATION

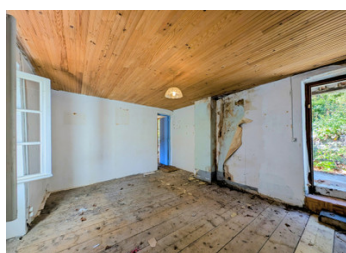
Town:	Nyons
Department:	Drôme
Bed:	3
Bath:	1
Floor:	64 m2
Plot Size:	930 m2

IN BRIEF

This property is all about strategic location and potential. Situated on the edge of Nyons town centre, it combines walking access to all amenities with immediate proximity to nature. The plot of approximately 900 m², arranged over three terraced levels, offers unobstructed views over the surrounding hills.

Shops, restaurants, markets, healthcare facilities and cultural amenities are all reachable on foot. In addition, the property provides direct access to a marked walking trail, leading into the natural landscape above Nyons.

The house requires renovation, but offers a clear and functional layout potential, including a living area with direct access to a terrace and garden, and two bedrooms. This makes it a solid option for buyers looking to add value through renovation.



ENERGY - DPE

DPE not required.

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

Suitable as a primary residence, holiday home, or rental investment, this property represents a rare opportunity combining location, views and development potential in one of Nyons' most attractive settings.

Current layout of the house:

- On the lower ground floor, an open-plan living room with kitchen area and one bedroom. A cellar for storage.
- On the garden level, two bedrooms, one with en-suite shower room, with access to the garden and one of the three terraces.

Access is via a footpath, enhancing the feeling of peace and seclusion.

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

LOCAL TAXES

Taxe foncière: 528 EUR

Taxe habitation: EUR

NOTES