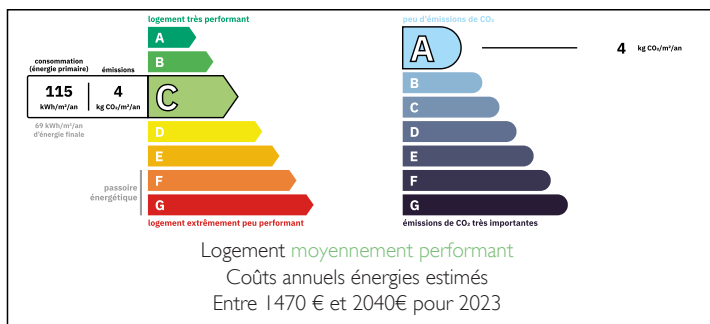


Charming Character House/appart. with Private Garden, Sunny Courtyard and Open Views – Just Moments from Town



ENERGY - DPE



INFORMATION

Town:	Nyons
Department:	Drôme
Bed:	3
Bath:	2
Floor:	150 m2
Plot Size:	370 m2

IN BRIEF

Just a short five-minute stroll from the heart of town, tucked away in a peaceful one-way street close to the iconic Roman Bridge, this delightful and highly individual property offers approximately 150 m² of beautifully presented living space arranged over two levels.

Forming part of an intimate and impeccably maintained residence of just four properties, this charming home enjoys the perfect balance between tranquillity and convenience, with shops, cafés, restaurants and all local amenities within easy walking distance.

The property is approached through a delightful south-facing courtyard, a wonderful outdoor living space that immediately sets the tone for what lies beyond. Ideal for al fresco dining, entertaining or simply relaxing in the Provençal sunshine, it creates a seamless connection between indoor and outdoor

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

The accommodation comprises three bedrooms, a guest room, two reception rooms, two shower rooms and two WCs, providing flexible living space for family life or entertaining guests.

Upstairs, the two generously proportioned rooms are currently arranged as a bedroom, office and cinema area. These versatile spaces could easily serve as a principal suite, studio, home office or additional guest accommodation.

The property has been sympathetically renovated using quality natural materials, including exposed stonework, traditional terracotta tiles, Provençal ceilings and lime-hemp plaster finishes. Double glazing, roof insulation and energy-efficient radiators ensure year-round comfort.

Outside, the terraced garden offers a private retreat, perfect for relaxing, entertaining and enjoying the Provençal lifestyle. A large, easily accessible cellar provides secure storage for bicycles, motorcycles or even a small vehicle, as well as ample space for a workshop, hobbies or additional storage.

Open views across the surrounding hills further enhance the property's charm and sense of tranquillity.

A rare opportunity to acquire a beautifully renovated home combining authentic Provençal character, versatile living space and attractive outdoor areas, all within easy walking distance of the town centre.

Main Floor

- Living room: 22.4 m²
(plus 2.6 m² with a ceiling height below 1.8 m)
- Kitchen: 15.8 m²
- Bedroom 1 with fitted wardrobe: 12.5 m²
- Bedroom 2 with fitted wardrobe: 10.9 m²
- Guest sleeping area with fitted wardrobe: 13.4 m²
- Hallway: 2.4 m²

LOCAL TAXES

Taxe foncière: 1532 EUR

NOTES