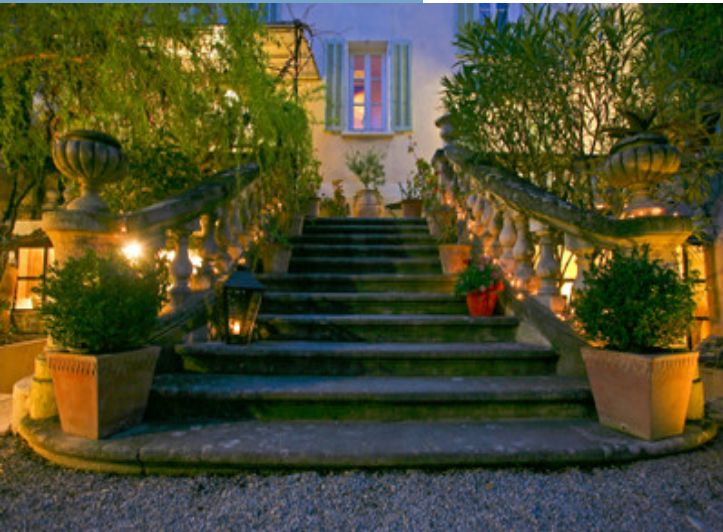




CHARMING 19TH CENTURY PROPERTY WITH 10 ROOMS, LARGE GARDEN, TERRACES, POOL, JACUZZI, AND HAMMAM.



CHARMING 19TH CENTURY PROPERTY WITH 10 ROOMS, LARGE GARDEN, TERRACES, POOL, JACUZZI, AND HAMMAM....



PROPERTY FACT FILE	
REFERENCE	A30532EIB26
PRICE	€ 990,000 £ 821,354* *agency fees to be paid by the seller
BEDROOM	10
BATHROOM	10
ACCOMMODATION	350 m <sup>2</sup>
LAND	600 m <sup>2</sup>
TOWN	Nyons
DEPARTMENT	Drome
LOCATION	Town property
TYPE	Maison de Maître
CONDITION	Good condition
FEATURES	Swimming Pool, Mains Drains, High speed internet
*Price based on current exchange rate which is subject to change	





- 10 air-conditioned rooms with en-suite bathrooms
- Quiet location close to parking and shops
- Well-being: pool, jacuzzi, hammam, massage room
- Large garden with multiple terraces
- Commercial opportunity - hotel or bed & breakfast

CHARMING 19TH  
CENTURY PROPERTY  
WITH 10 ROOMS, LARGE  
GARDEN, TERRACES,  
POOL, JACUZZI, AND  
HAMMAM....

Ref : A30532EIB26

Rare opportunity in the heart of Nyons, a 19th century spacious property offering 10 bedrooms with en-suite bathrooms, large shaded garden, multiple terraces, swimming pool, jacuzzi, and hammam. Perfect for a family home or bed and breakfast / boutique hotel business.

## DESCRIPTIF

Welcome home to your hidden oasis in the Drôme Provençale, where carefully landscaped gardens, lovingly restored interiors, luxurious facilities (swimming pool, jacuzzi, hammam) and proximity to the heart of Nyons await you. This 350 m2 property (+ outbuildings) is in the center of Nyons, known as Le Petit Nice, for its sunny days comparable to the French Riviera.

Perfect as a family home or for setting up a boutique bed and breakfast or hotel business, this property offers a living space on the ground floor plus 10 air-conditioned guest rooms each with garden views and en-suite bathrooms. This is a rare opportunity in a sought-after tourist location.

Experience the authentic harmony between the interior and exterior of this 19th century mansion, from the moment you open the gate and start walking through the shady garden, you will feel peaceful and relaxed and think about vacation holidays. What will you do next? Lounge in a chair with a good book? Go for a swim in the pool?

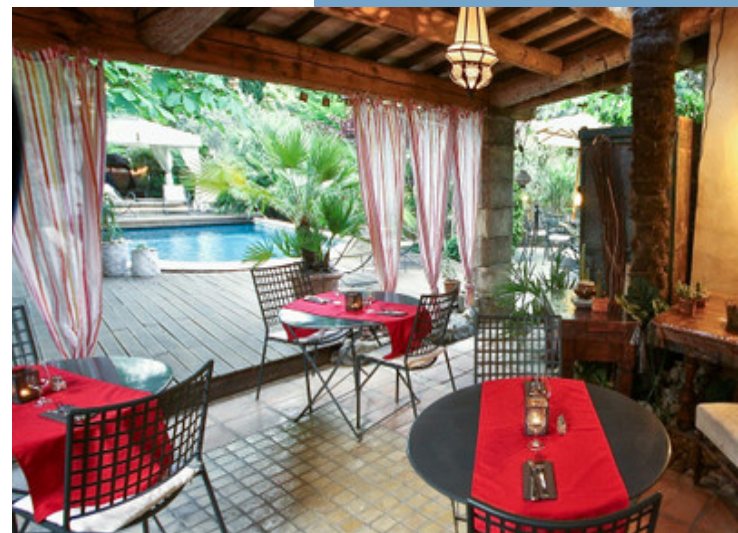
Wellness facilities include a swimming pool and jacuzzi, a steam room/shower, a massage/shower room, and an outdoor area for yoga and meditation. Outdoor entertaining is easy with a large summer kitchen and two covered terraces for large friends and family gatherings.

From the garden, continue up the stone staircase leading to the front terrace, the perfect setting for aperitif hour in Provence. Enter the house on the ground floor to discover its large sunny entrance hall, kitchen, and living r

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A30532EIB26>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

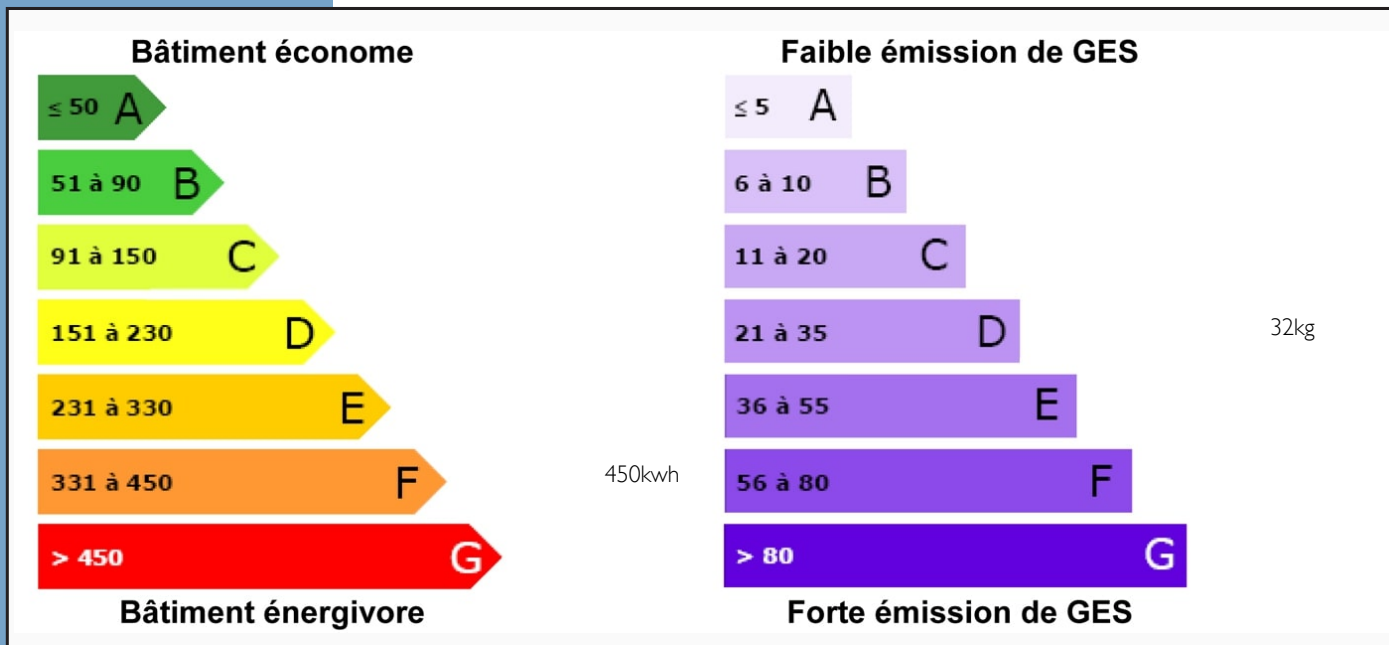
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CHARMING 19TH CENTURY PROPERTY WITH 10 ROOMS, LARGE GARDEN, TERRACES, POOL, JACUZZI, AND HAMMAM....

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

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## ENERGIE-DPE



## NOTICE

Leggetts, their client and any joint agents give notice that:

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf : A30532EIB26  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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