



MAGNIFICENT 18TH-CENTURY HOUSE, LARGE ROOMS, SOUTH-FACING TERRACE, CHARMING GARDEN, LOTS OF CHARACTER.

MAGNIFICENT  
18TH-CENTURY HOUSE,  
LARGE ROOMS,  
SOUTH-FACING TERRACE,  
CHARMING GARDEN,  
LOTS OF CHARACTE...



PROPERTY FACT FILE	
REFERENCE	A30071DMG26
PRICE	€ 525,000 £ 437,745* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	3
ACCOMMODATION	196 m <sup>2</sup>
LAND	380 m <sup>2</sup>
TOWN	Nyons
DEPARTMENT	Drome
LOCATION	Village property
TYPE	Maison de Vacances, House, Family Home
CONDITION	
FEATURES	Mains Drains, Water on site, Electricity on site
*Price based on current exchange rate which is subject to change	



- Possibility to live on one level
- Terrace and garden in a very quiet location
- Beautiful restoration with antique elements
- A7 motorway at 30 km
- Huge basement

MAGNIFICENT  
18TH-CENTURY HOUSE,  
LARGE ROOMS,  
SOUTH-FACING TERRACE,  
CHARMING GARDEN,  
LOTS OF CHARACTE...  
Ref : A30071DMG26

Located 10 minutes from NYONS or VAISON LA ROMAINE, spacious, bright character house recently renovated with quality materials. Lots of charm with spacious rooms and old features. 5 main rooms for a living area of 196 m<sup>2</sup> on two main levels and a large basement at garden level, all offering numerous possibilities.

## DESCRIPTIF

This house is a real favorite, offering both old-world charm and modern comfort. It features generous, light-filled living spaces. The garden and terrace are surrounded by greenery and benefit from excellent sunlight. The basement is at garden level and communicates internally with the main house.

Many old features have been preserved: walnut doors, exposed beams, stone washbasin, magnificent staircase with wrought-iron balustrade.

A cosy, authentic house ideal for those seeking peace and quiet. It also benefits from a very good energy rating.

Village with local shops located between NYONS and VAISON LA ROMAINE, 30 km from ORANGE, the train station and the A7 freeway.

Garden level:

- Basement: 120 m<sup>2</sup> (laundry room, cellars) with internal communication or via the garden.

1st level:

- Living space with fitted kitchen, dining room, lounge: 80 m<sup>2</sup>  
- Bedroom opening onto terrace with shower room and WC: 14 m<sup>2</sup>  
- South-facing terrace: 20 m<sup>2</sup>

2nd level:

- Bedroom with bathroom and WC : 30 m<sup>2</sup>  
- Living room or Bedroom: 40 m<sup>2</sup>  
- Bedroom: 15 m<sup>2</sup>  
- Bathroom with WC.

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

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A30071DMG26>

COMPLETE FILE AND PHOTO ON REQUEST

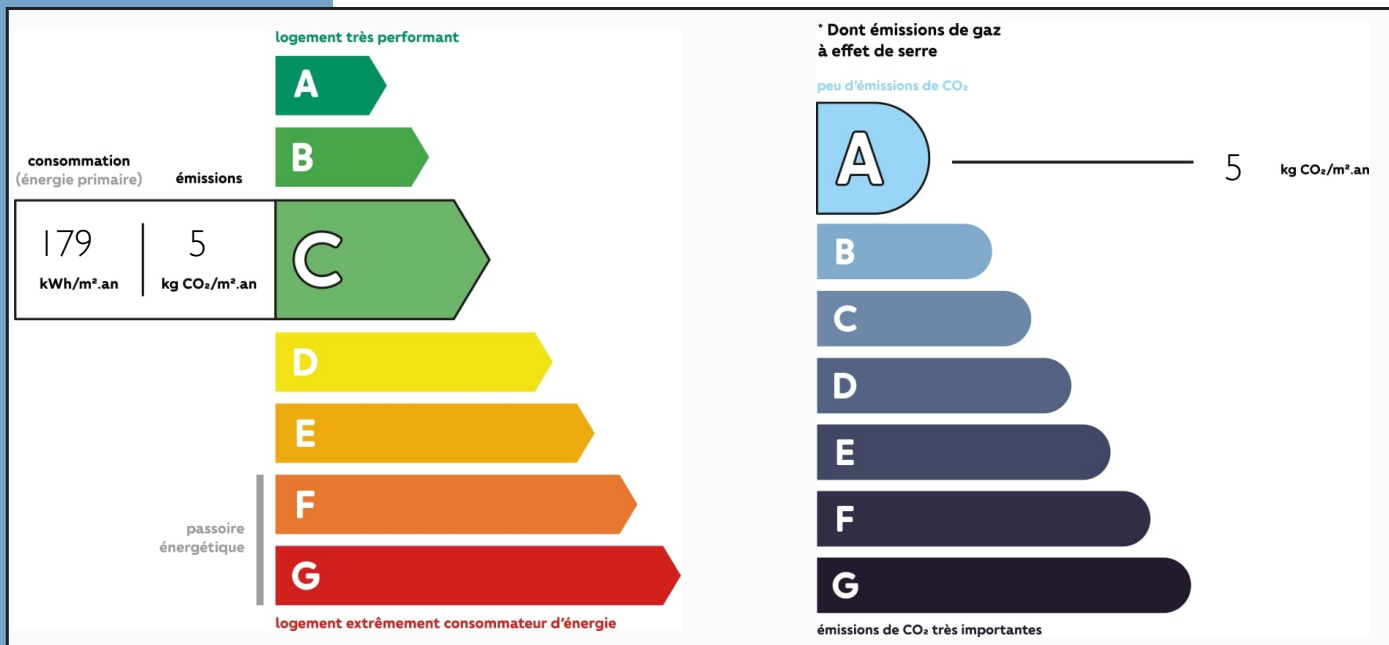


MAGNIFICENT  
18TH-CENTURY HOUSE,  
LARGE ROOMS,  
SOUTH-FACING TERRACE,  
CHARMING GARDEN, LOTS  
OF CHARACTE...

Ref : A30071DMG26

## ENERGIE-DPE

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



## NOTICE

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

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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 :A30071DMG26  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)