



IDEAL RESIDENCE FOR ENJOYING THE
PROVENÇAL QUIET TOWN LIFE AND WELCOME
GUESTS IN LUXURY.

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PROPERTY FACT FILE	
REFERENCE	A30231JB26
PRICE	€ 1,264,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	6
BATHROOM	4
ACCOMMODATION	295 m ²
LAND	1307 m ²
TOWN	Nyons
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, House, Family Home
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



- Close to all amenities: cinema, shops, market
- Beautiful garden, no vis-à-vis
- Gîte for rentals or big family
- In excellent state, easy to maintain
- 17 Nyons olive trees in the garden

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In the center of Nyons, in the Drôme Provençale, with 300 sunny days on average per year, here is your chance to sip your Côtes du Rhône classified local wines at the heated swimming pool with family and friends.

DESCRIPTIF

The town of Nyons has all it takes to have a comfortable life. And this property adds so much quality of life to that. Nyons has all you need in terms of commodities, from a fantastic cinema to associations for bridge, medical facilities and secondary schools. Excellent local produce and a relaxed lifestyle are the much appreciated specialties, but also a good train connection to cities like Paris, Marseille, airports and motorways. Only 30 kilometers from the A7-motorway, where broad and easy roads will lead you comfortably.

The property which is very easy to maintain, built in 2013, has many luxury elements to lead the quiet life. A wonderful view and beautiful, not too big garden to have privacy all over for you and your guests.

Around Nyons, you and your friends will not cease to discover the marvellous hiking and biking possibilities. This area of the Provence, close to the Alps, is enormously divers. Around each corner you will find amazing landscapes, with lavender fields, olive groves, vineyards and forests. Beautiful small Provencal villages with excellent restaurants are close by as well.

As all of the property has been renovated and built in 2013, and the construction was meant to have a relaxed life, it is entirely equipped with robotics. Of course fiber to maintain connections with the outside, working world, but also commandable heating, cooling, opening and closing of shutters. Many more features in this respect as well as an architect built main house show



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A30231JB26>

COMPLETE FILE AND PHOTO ON REQUEST

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ENERGIE-DPE

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

consommation (énergie primaire) émissions logement très performant

55 | **1**
kWh/m²/an | kg CO₂/m²/an

24 kWh/m²/an
d'énergie finale



peu d'émissions de CO₂

A

1 kg CO₂/m²/an



Property **Very efficient**
Estimated annual energy costs
between 740 € and 1050€ for 2021

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 : A3023 IJB26
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AND PHOTOS
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