





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

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PROPERTY FACT FILE

REFERENCE A30231JB26

PRICE € 1,264,000

£ 0*

*agency fees to be paid by the seller

BEDROOM 6

BATHROOM 4

ACCOMMODATION 295 m²

LAND 1307 m²

TOWN Nyons

DEPARTMENT

LOCATION Town property

TYPE Maison de Vacances, House,

Family Home

CONDITION

FEATURES Swimming Pool, Mains Drains,

Garage

*Price based on current exchange rate which is subject to change





- 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 secundary 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





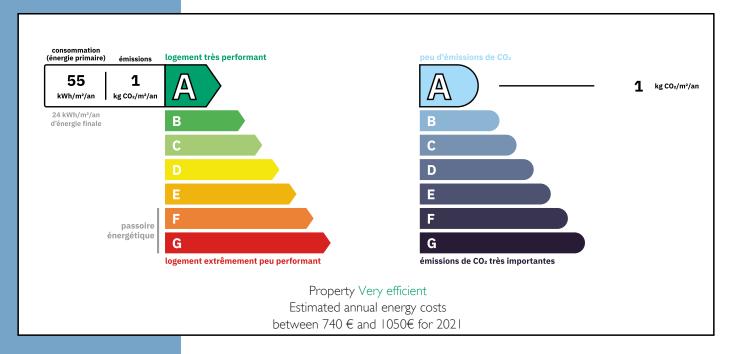


More Online:

https://leggettprestige.com/luxury-property-for-sale/view/A30231JB26 COMPLETE FILE AND PHOTO ON REQUEST IDEAL RESIDENCE FOR ENJOYING THE PROVENCAL QUIET TOWN LIFE AND WELCOME GUESTS IN LUXURY 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



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CONTACT

Réf :A3023 I JB26 FILE COMPLETE AND PHOTOS ON REQUEST



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