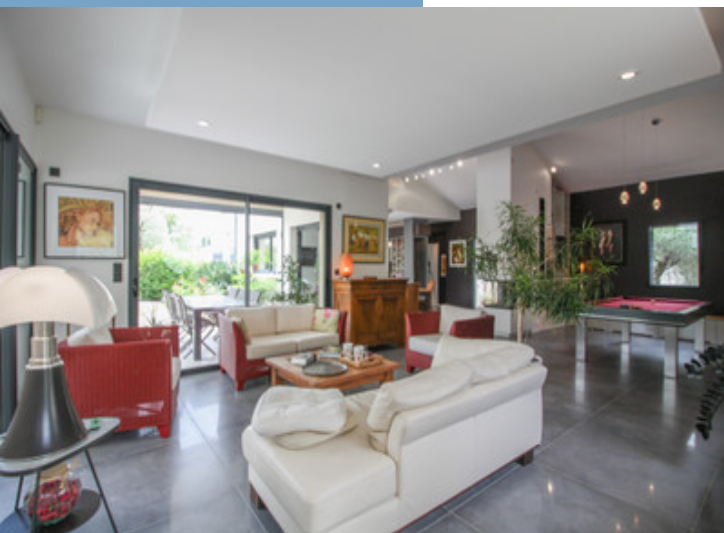




MODERN LUXURY PROPERTY WITH 6P. GÎTE  
AND POOL IN THE HEART OF NYONS.  
COMFORTABLE LIVING GUARANTEED!



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PROPERTY WITH 6P. GÎTE  
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PROPERTY FACT FILE	
REFERENCE	A30231JB26
PRICE	€ 1,375,000 £ 1,140,769* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	4
ACCOMMODATION	295 m <sup>2</sup>
LAND	1307 m <sup>2</sup>
TOWN	Nyons
DEPARTMENT	Drome
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
- 
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In the lively town of Nyons, this 2014 built and renovated 2 houses are at 200 meters from amenities and yet in a quiet neighbourhood, are a must see!

## DESCRIPTIF

Nyons, a small town, yet lively all year around, is a beautiful provencal place, with all kinds of bars, restaurants, shops and a weekly market that has been there for over 500 years. A cinema, with English spoken movies, a hospital and musea for the olive oil, a specialty of Nyons.

In 2014, the old building on the premises was entirely renovated in a luxurious style. 3 bedrooms and a bathroom, a living room, private terrace and access to the pool, are a guarantee to important touristic rentals. Can also be used for larger families to accomodate people very comfortably.

The main house consists of 2 bedrooms with a bathroom each, as well as an office, which is easily transformable in a bedroom, with a bathroom as well. The spacious living room has several parts and is very bright and yet cosy. It gives access to a big terrace with climate controlled covers.

In the main house especially, it is amazing how much modern comfort has been installed. Ranging from a central vacuum cleaning system to underfloor heating, shutters that close and open at a distance.

The big pool has a new cover and terrace around. It is heated. There are 2 interior courtyards for cosy BBQ evenings.

Above the double garage, there is a huge attic that can be transformed into a living space.

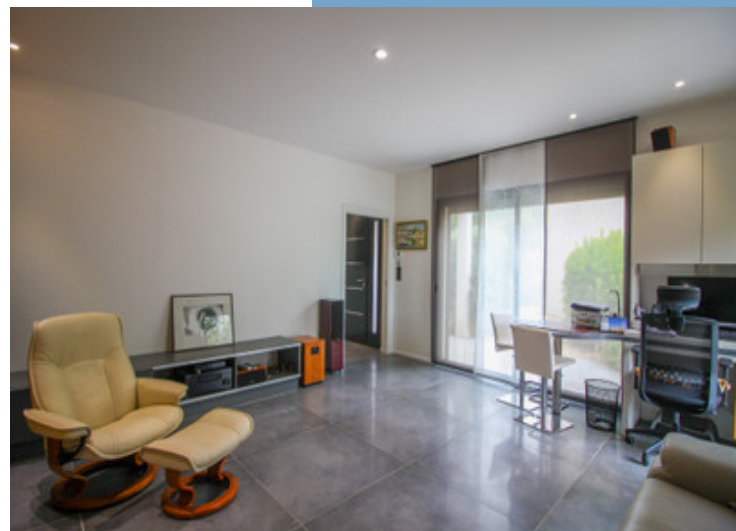
Solar panels, heat pumps and superb insulation lead to a classification A in terms of energy consumption.

This is definitely a property with low maintenance, a beautiful garden nevertheless, and ideal for tho

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A3023IJB26>

COMPLETE FILE AND PHOTO ON REQUEST

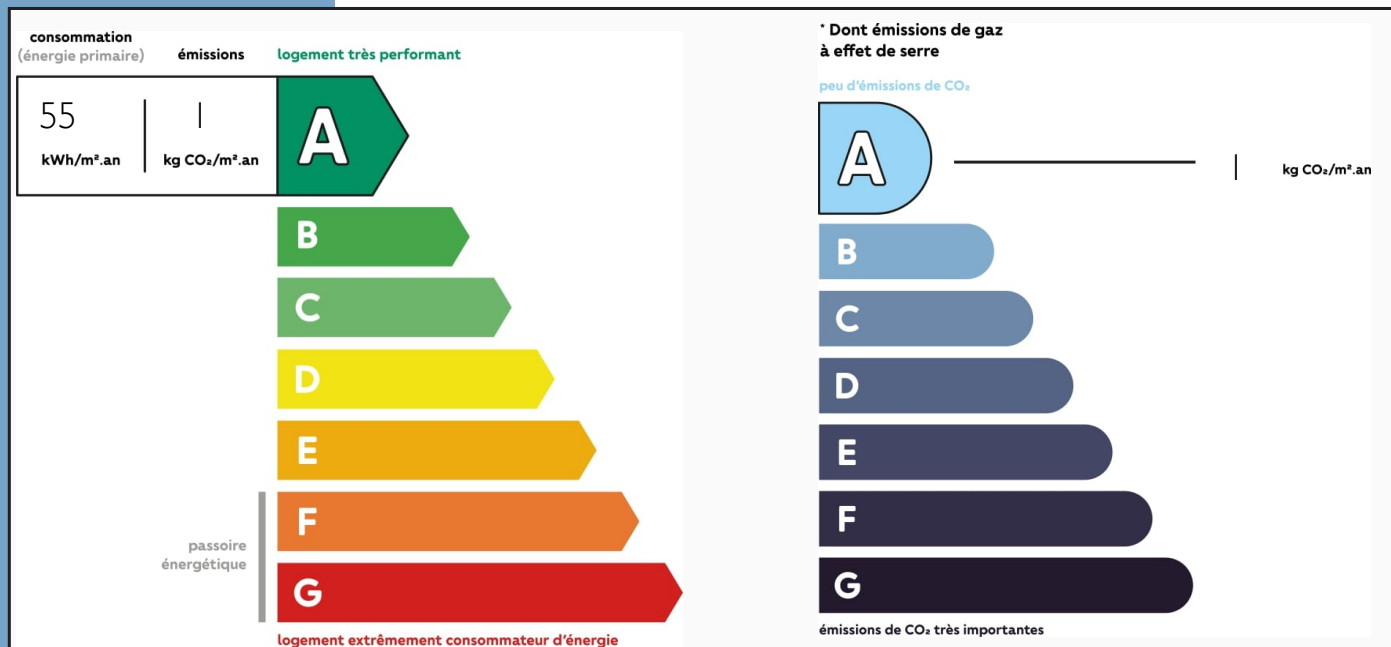


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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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