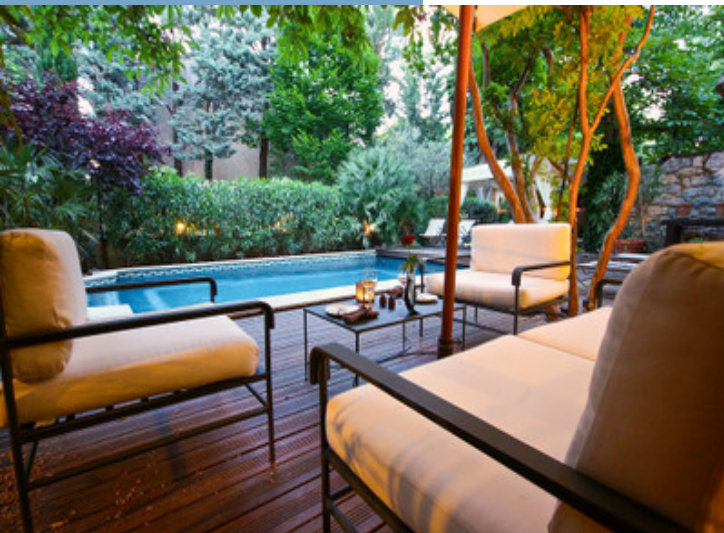




ELEGANT 19TH-CENTURY HISTORIC RESIDENCE
IN CENTER OF VIBRANT VILLAGE - GARDEN,
POOL, JACUZZI & TIMELESS CHARM

www.leggettprestige.com

ELEGANT 19TH-CENTURY
HISTORIC RESIDENCE IN
CENTER OF VIBRANT
VILLAGE - GARDEN, POOL,
JACUZZI & TIMEL...



PROPERTY FACT FILE	
REFERENCE	A30532EIB26
PRICE	€ 990,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	10
BATHROOM	10
ACCOMMODATION	350 m ²
LAND	600 m ²
TOWN	Nyons
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Maître
CONDITION	Good condition
FEATURES	Swimming Pool, Mains Drains, High speed internet
<small>*Price based on current exchange rate which is subject to change</small>	



- 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
- Income potential - hotel or bed & breakfast

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Discover this exceptional 19th-century property nestled in the vibrant center of Nyons, offering space, charm, and endless possibilities. With 10 generously sized bedrooms, each with its own en-suite bathroom, this spacious home is ideal as a luxurious family residence or as a ready-made bed & breakfast or boutique hotel.

DESCRIPTIF

This 19th-century mansion is perfect as a family residence or for a boutique bed & breakfast/hotel business. With 10 air-conditioned guest rooms, each with garden views and en-suite bathrooms, it offers spacious living on the ground floor and endless potential in a sought-after tourist location.

Step into the peaceful, shady garden and unwind—whether you're lounging by the pool, relaxing in the jacuzzi, or enjoying the wellness facilities, including a steam room and outdoor yoga space. The property also features a large summer kitchen, two covered terraces, and ample space for entertaining.

Inside, the home boasts a sunny entrance hall, a kitchen, living and dining areas with terrace access, and a grand staircase leading to three floors of beautifully designed guest rooms, each with unique decor and garden views. Two rooms on the top floor feature classic Provençal architecture with exposed beams and skylights.

Located just a short walk from the vibrant town of Nyons, with its lively cafes, restaurants, and famous Thursday morning market, this property is perfectly situated for both relaxation and adventure. Nature lovers will enjoy the nearby hiking and cycling trails, including the iconic Mont Ventoux.

With easy access to Avignon TGV station (2 hours) and Marseille Airport (1 hour 45 minutes), this property is an ideal retreat or business opportunity in the heart of Provence.

Contact us for more information or to schedule a visit!

Here is a description of the room

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

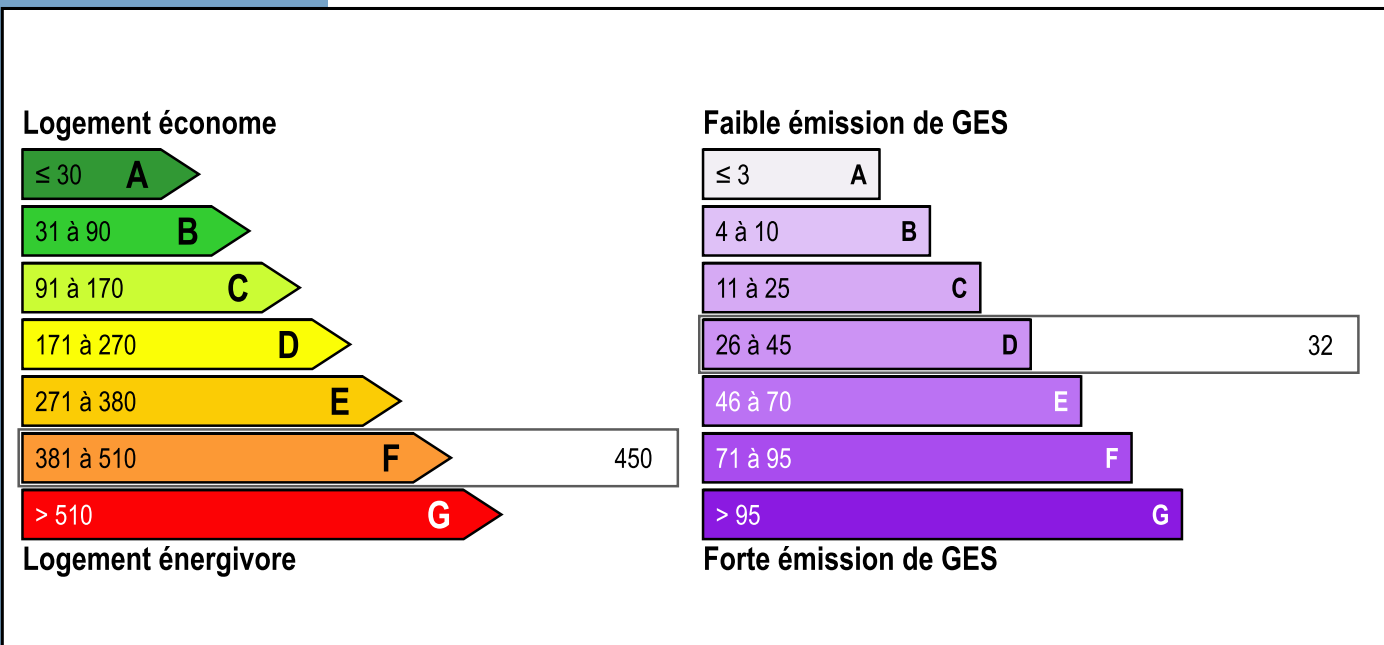
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ENERGIE-DPE

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:

I: 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 :A30532EIB26
FILE COMPLETE
AND PHOTOS
ON REQUEST

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