LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



NYONS HILLS – EXCEPTIONAL 292 M² VILLA WITH SWIMMING POOL, 4 EN-SUITE BEDROOMS AND OPEN SOUTH-FACING VIEWS

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PROPERTY FACT FILE

REFERENCE	A48551DMG26
PRICE	€ 890,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	4
ACCOMMODATION	292 m²
LAND	1340 m²
TOWN	Nyons
DEPARTMENT	
LOCATION	0-2KM to amenities
TYPE	Maison de Vacances, House, Villa
CONDITION	
FEATURES	Swimming Pool, Mains drainage, Garage

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





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Situated in one of Nyons' most sought-after and peaceful residential areas, this spacious Provençal villa enjoys an elevated position, beautiful open views and excellent sunshine throughout the day.

Set within beautifully landscaped grounds of 1,340 m², dotted with



DESCRIPTION

Set in the green surroundings of the hills above Nyons, this contemporary villa offers the convenience of single-level living, combined with generous spaces and a strong connection to the outdoors.

The living areas are particularly appealing for their natural light and open feel. Large pocket sliding glass doors retract into the walls, blurring the boundaries between the interior and the garden and creating a wonderful sense of indoor-outdoor living. Opening onto the terraces and landscaped garden, the living spaces invite you to make the most of the sunshine, the gentle Provençal climate and the privileged setting.

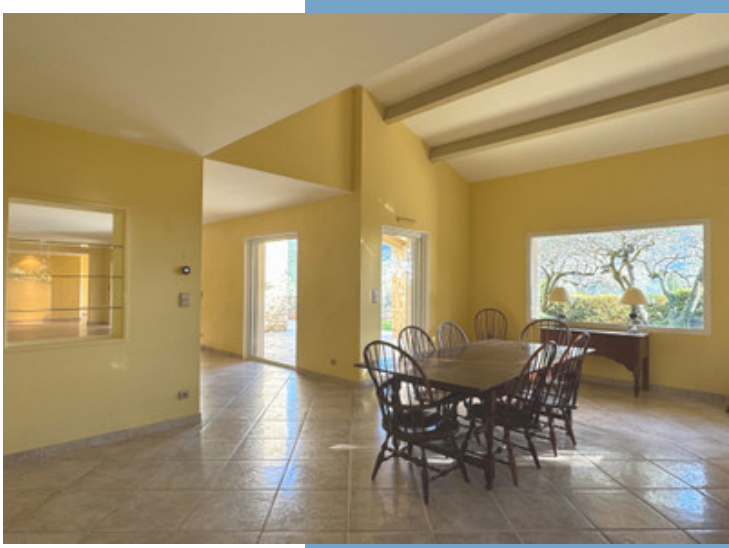


GROUND FLOOR
Entrance hall with built-in wardrobe: 12 m²
Living room with wood-burning stove: 62 m²
Dining room with mezzanine: 30 m²
Second sitting room: 20 m²
Fully fitted kitchen: 15 m²
Bedroom: 18 m², with en-suite bathroom featuring a bath, shower and WC: 9 m², plus dressing room: 4.5 m²
Guest WC with hand basin: 2.5 m²
Utility room: 2.7 m²

FIRST FLOOR
Bedroom opening onto a terrace: 14,5 m², with en-suite shower room and WC: 3.8 m²
South-facing terrace: 16 m²
Bedroom: 16 m², with en-suite shower room and WC: 5.3 m²
Landing with built-in wardrobe: 18 m²
Mezzanine: 6 m²

BASEMENT
Bedroom with bathroom, shower and WC: 40 m²
Hallway with built-in cupboards: 9 m²

Garage: 20 m²
Workshop: 6 m²



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A48551DMG26

COMPLETE FILE AND PHOTO ON REQUEST

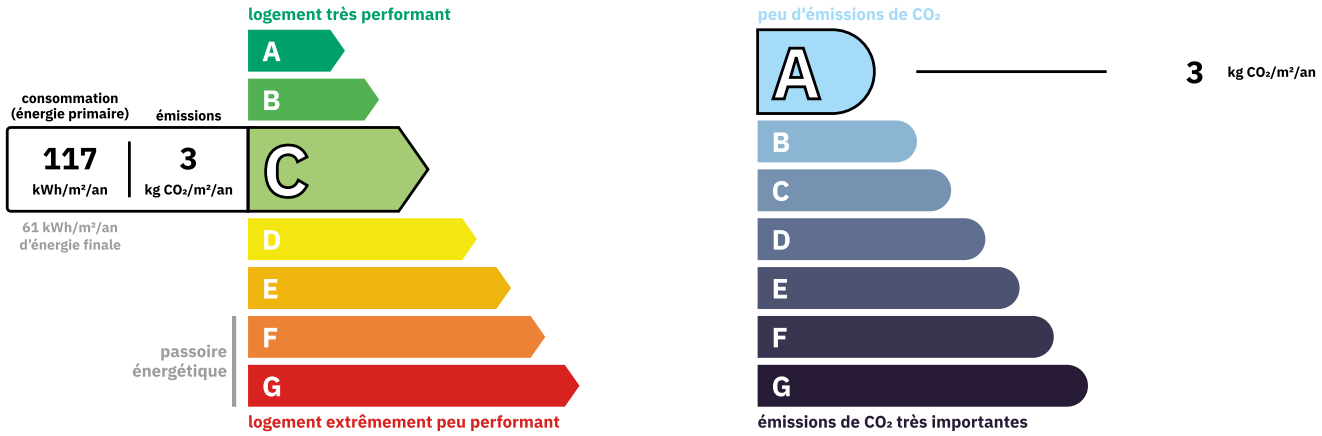
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 2340 € and 3240€ for 2023

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 :A48551DMG26
FILE COMPLETE AND PHOTOS ON REQUEST

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