



CONTEMPORARY PROPERTY OFFERING  
EXCEPTIONAL COMFORT, HIGH-END AMENITIES  
AND UNIQUE DESIGN IN NYONS.



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## PROPERTY FACT FILE

|               |   |
|---------------|---|
| REFERENCE     | A30231JB26  |
| PRICE         | € 1,264,000<br>£ 0*<br><small>*agency fees to be paid by the seller</small> |
| BEDROOM       | 6   |
| BATHROOM      | 4   |
| ACCOMMODATION | 295 m <sup>2</sup>  |
| LAND          | 1307 m <sup>2</sup>   |
| TOWN          | Nyons   |
| DEPARTMENT    |   |
| LOCATION      | Town property   |
| TYPE          | Maison de Vacances, House,<br>Family Home                                   |
| CONDITION     |   |
| FEATURES      | Swimming Pool, Mains Drains,<br>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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An architect-designed house built in 2013, set in a beautifully landscaped, low-maintenance garden. The heated swimming pool welcomes you and your friends, who can stay in a 6-person gîte on the same grounds.

## DESCRIPTION

A stone's throw from the centre of Nyons, a small town that is lively all year round, you will find this beautiful contemporary property with two dwellings, a garden, courtyards and a swimming pool.

The fully enclosed grounds, with no neighbours in sight, offer superb views of the beautiful surroundings. Ample parking and a garage for three cars, as well as easy access to the main house and the gîte, immediately put you in a relaxed mood.

### The main house

It offers exceptional comfort, with spacious rooms, each bedroom having its own bathroom and a large, comfortable and bright living room. The spacious office, with fibre connection, can be converted into an additional bedroom with its own private bathroom. From the terraces, well sheltered from the sun if desired, there is a superb view of the surroundings. But that's not all. There are two completely private courtyards, where you can relax with a good book or, in one of them, organise a party with a barbecue and summer kitchen.

Thanks to the high-quality materials used during construction in 2013, the property has achieved a double A rating for energy efficiency. Heat pumps, thermodynamic water heater, underfloor heating... everything has been done to ensure that you are comfortable in this beautiful home, both in summer and winter.

### The gîte

Based on an old house that has been completely rebuilt from the inside, we offer accommodation worthy of the name for 6 people, with 3 bedrooms, one with a private shower room and...

More Online :

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

COMPLETE FILE AND PHOTO ON REQUEST



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UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

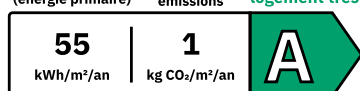
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## ENERGIE-DPE

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

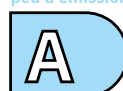
consommation (énergie primaire) émissions logement très performant



24 kWh/m²/an  
d'énergie finale



peu d'émissions de CO₂



**1** kg CO₂/m²/an



émissions de CO₂ très importantes

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  
FILE COMPLETE  
AND PHOTOS  
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