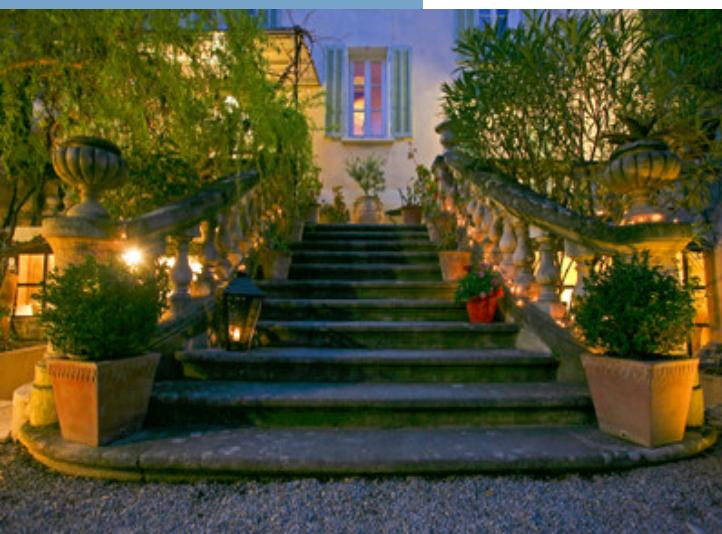




ELEGANT 19TH-CENTURY HISTORIC RESIDENCE  
IN CENTER OF VIBRANT VILLAGE - GARDEN,  
POOL, JACUZZI & TIMELESS CHARM

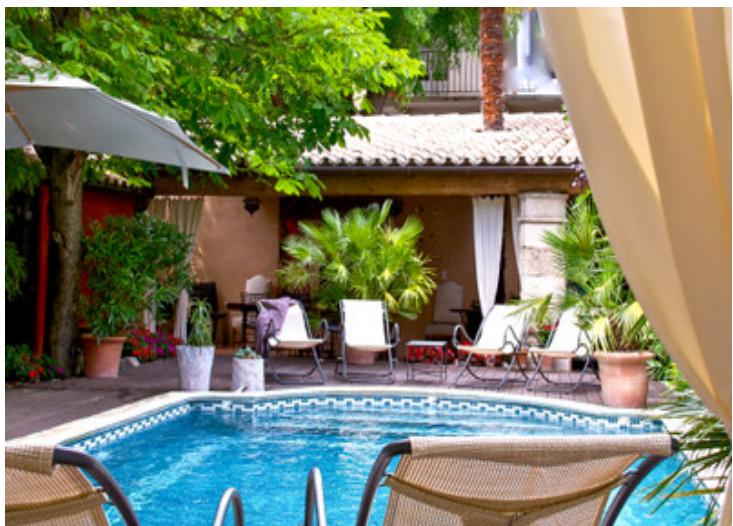
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JACUZZI & TIMEL...



## PROPERTY FACT FILE

REFERENCE	A30532EIB26
PRICE	€ 750,000 £ 0* *agency fees to be paid by the seller
BEDROOM	10
BATHROOM	10
ACCOMMODATION	350 m <sup>2</sup>
LAND	600 m <sup>2</sup>
TOWN	Nyons
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Maître
CONDITION	Good condition
FEATURES	Swimming Pool, Mains Drains, High speed internet

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



- 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

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

Ref : A30532EIB26

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.

## DESCRIPTION

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.

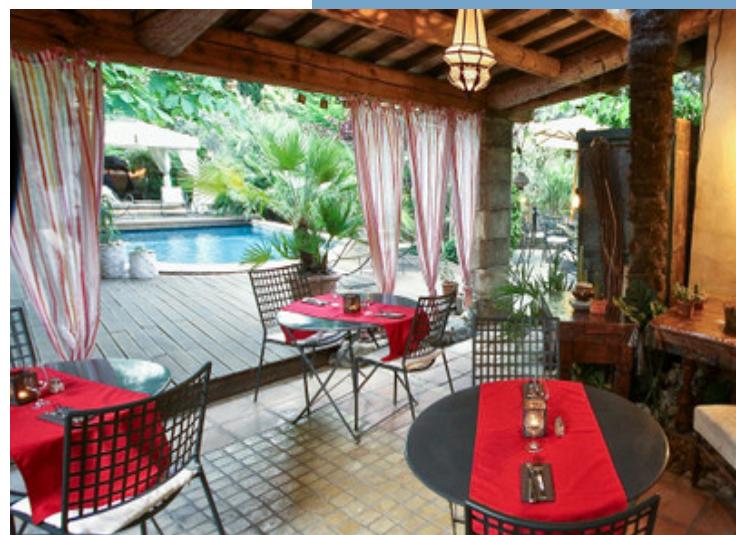
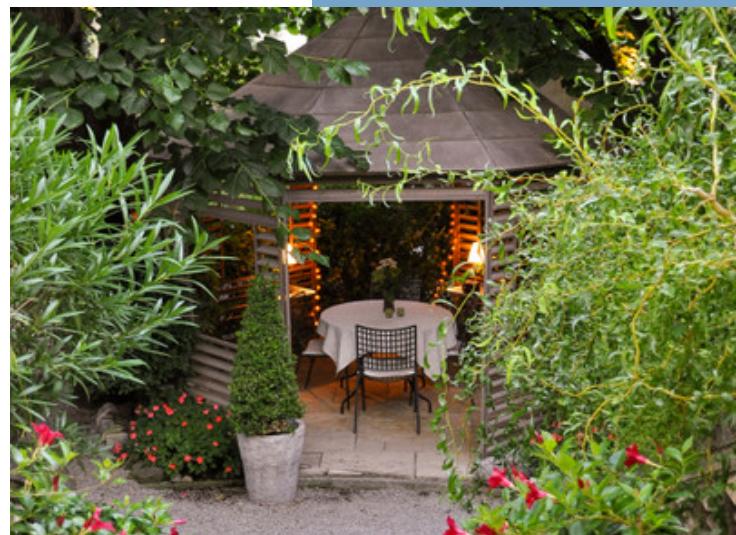
Contact us for more information or to schedule a visit!

Here is a description of the roo...

More Online :

<https://leggett prestige.com/luxury-property-for-sale/view/A30532EIB26>

COMPLETE FILE AND PHOTO ON REQUEST



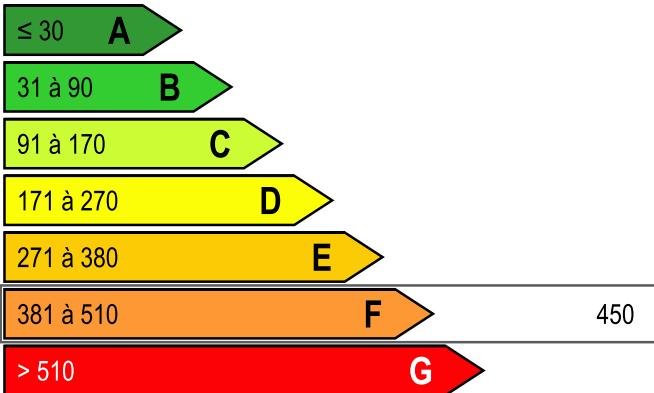
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## ENERGIE-DPE

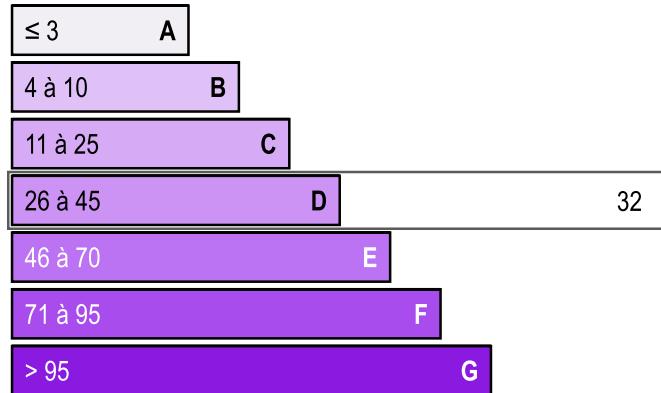
Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

### Logement économe



### Logement énergivore

### Faible émission de GES



### Forte émission de GES

## NOTICE

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

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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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