



296 000 €

Buying house

4 rooms

Surface : 142 m²

Surface of the living : 51 m²

Surface of the land : 675 m²

Exposition : Est ouest

Hot water : Electrique

Inner condition : To renovate

Couverture : Tuiles

Features :

Fireplace, Double Glazing, Calm

3 bedrooms

2 bathrooms

2 WC

1 garage

1 cellar

Legal information

296 000 € fees included

5,71% VAT of fees paid by the buyer
(280 000 € without fees), no current
procedure, information on the risks to which
this property is exposed is available on
georisques.gouv.fr.



House 5628 Nyons

Downtown Nyons Large stone house with approximately 142 m² of living space + 240 m² Garage/Workshop Ground Floor: Several rooms totaling about 240 m² (Garage/Workshop) Basement cellar First Floor: Hallway, Separate kitchen, Living room of 51 m² with fireplace, Bathroom (bathtub), Separate toilet On the same level, possibility for an apartment with independent access: Second living room of 27 m², Second separate kitchen of 11 m² with small balcony, Bedroom 11 m², Bathroom (bathtub), Separate toilet Second Floor: Bedroom 11 m², Alcove 11 m², Large attic Independent workshop/shelter - Enclosed courtyard of about 170 m² Renovations needed

Energy class (dpe) : F - Emission of greenhouse gases (ges) : C
Estimated annual energy between 4110 and 5610 € (reference year 2023)
Document non contractuel - 13/10/2025



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