



365 000 €

## Buying house

Surface of the living : 35 m²

Year of construction : 2006

Exposition : Sud est

View : Dégagée

Hot water : Electrique

Inner condition : GOOD

External condition : GOOD

Couverture : Tuiles

## Features :

Connexion internet haut débit, Fireplace,

Double Glazing, Terrasse, Quartier calme



## House 5635 Nyons

VILLA FOR SALE IN NYONS - CLOSE TO THE TOWN CENTER Located in a sought-after and quiet neighborhood of Nyons, just a 10-minute walk from the town center, discover this charming villa of 110 m² set on a 638 m² plot. Entrance with closet 4.5 m² - Living room / Kitchen 45 m² - Hallway with closet 6 m² - WC 2 m² - Bathroom with shower 7 m² - Bedroom 11 m² - Bedroom 14 m² - Bedroom 10 m² Separate bedroom with bathroom and WC 11 m² Garage 22 m² Cellar 6 m² 2,000L rainwater recovery tank You will appreciate its orientation and commanding view.

## Legal information

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Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Document non contractuel - 25/11/2025



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Code NAF 703A-Garantie financière QBE Insurance Limited 110 000€-RC Pro ALLIANZ 62147313-Document non contractuel