

Perfect holiday home with swimming pool, garden and independent apartment. Country location. Lovely views.



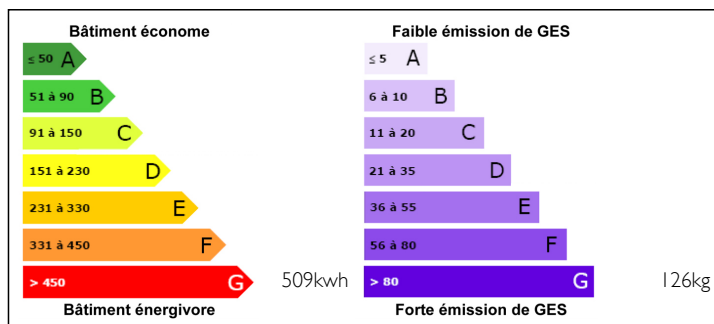
## INFORMATION

Town:	Sahune
Department:	Drôme
Bed:	4
Bath:	2
Floor:	120 m2
Plot Size:	9159 m2

## IN BRIEF

Nice holiday home in a quiet area close to Nyons. Wonderful views, pool and summer kitchen. A former small farm rebuilt in style, with 4 bedrooms. Terraces, pool and garden are not overlooked. Beautiful area of the Drôme Provençale.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

Ground floor:

kitchen 9m<sup>2</sup>

dining room 14,5m<sup>2</sup>

bedroom 7m<sup>2</sup>

bathroom with toilet 3,3m<sup>2</sup>

1st floor:

bedroom 11,6m<sup>2</sup>

bedroom 15,4m<sup>2</sup>

bedroom 9,1m<sup>2</sup>

toilet 2m<sup>2</sup>

Garden level:

living room with open fire place 31m<sup>2</sup>

kitchen 5m<sup>2</sup>

cellar 2,4m<sup>2</sup>

bathroom with toilet 8,3m<sup>2</sup>

Outside:

several terraces for sunshine and shade

summer kitchen

pizza oven

beautiful pool

nice garden with old trees and meadows

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

## LOCAL TAXES

**Taxe foncière: 537 EUR**

## NOTES