

Ideal for investors, spacious house comprising a rented dwelling and a business with current lease.

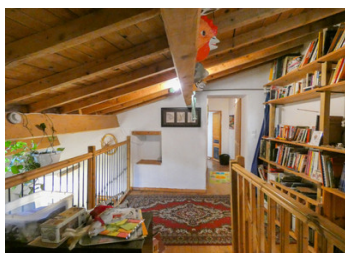


INFORMATION

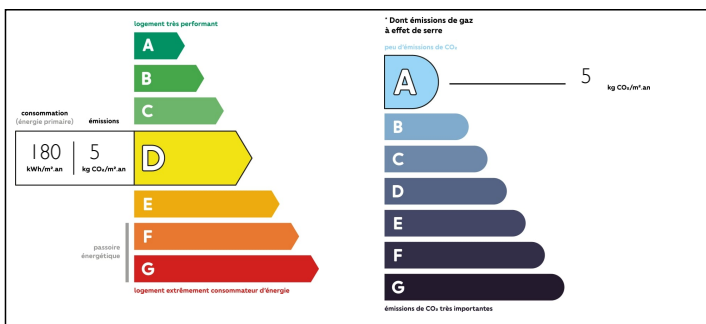
Town:	Nyons
Department:	Drôme
Bed:	5
Bath:	2
Floor:	150 m2
Plot Size:	16 m2

IN BRIEF

Good rental return of around 6,2 % for this charming house comprising a rented living area and an active business. The property is located in the heart of a popular Provencal village near Nyons. The accommodation, rented at 600 euros per month, comprises 6 main rooms on 3 levels for 151 m2 of living space, plus a terrace, boiler/laundry room and cellar. The commercial premises, rented at 600 euros per month, have a surface area of 59 m2. Photovoltaic panels with a yield of around 1,800 euros per year.



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

151 m2 living space on 3 levels (with two possible entrances):

- Ground floor: entrance + hallway, 3 bedrooms of 9 m2, 12 m2 and 22 m2, shower room, toilet, boiler/laundry room, storage space.
- 1st floor: 16 m2 living room opening onto a 16 m2 south-west terrace with lovely unobstructed view, 28 m2 dining room, 14 m2 kitchen, 8 m2 bathroom + WC. Very pleasant and spacious living space.
- 2nd floor: mezzanine/office, 2 small bedrooms, cupboard.

- Independent, vaulted cellar 16 m2.

The home and business are each rented for 550 euros/month, for a total income of 1100 euros/month.

Central heating with recent pellet-fired boiler, double-glazing, 2004 roof, partially renovated facade, photovoltaic panels.

Lovely unobstructed view with main south-west exposure.
Village with bakery/grocery store, 5 km from all amenities.

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

LOCAL TAXES

Taxe foncière: 1024 EUR

NOTES