



**7ardèche**  
immobilier

☎ 06 25 78 27 40  
✉ info@7ardeche.immo  
www.7ardeche.immo

€ 138 500

**Buying village house**

**4 rooms**

**Surface : 84 m<sup>2</sup>**

**Hot water : Electrique**

**Inner condition : a refresh**

**2 bedroom**

**1 shower**

**1 WC**

**1 cellar**

**Energy class (dpe) : E**

**Emission of greenhouse gases  
(ges) : B**

**Fees and charges :**

**138 500 € fees included**



**Village house Villeneuve-de-Berg**

In Villeneuve-de-Berg, we offer you this stone village house of approximately 99 m<sup>2</sup> with detached garden. It consists on the 1st floor, a living room with pellet stove, a furnished and equipped kitchen (gas hob, electric oven and hood), a bathroom and a WC. On the second floor, two bedrooms, one adjoining. On the top floor, the attic is habitable (27 m<sup>2</sup>) and can be converted into bedrooms. On the ground floor, you access a 30 m<sup>2</sup> cellar. 250 meters from the house, the garden with a surface area of 105 m<sup>2</sup> offers a very pleasant setting, ideal for relaxation and/or gardening. This house has been regularly maintained: water heater changed in 2020, bathroom renovated in 2019, pellet stove installed in 2017, roof maintained and insulated. Located a stone's throw from the heart of the village, shops and amenities are within walking distance. The price is €138,500, agency fees payable by the seller. DPE prior to July 1, 2021: blank. For any information, contact 7 Ardeche Immobilier, at your side for your real estate project - 06.25.78.27.40 - www.7ardeche.immo Ref. : 882V91M - Mandat n°131

08/09/2024 - Prix T.T.C



7 Ardeche Immobilier - 8 rue du Puits du Moine - 07170 St Andeol De Berg

Tél: 06 25 78 27 40 - info@7ardeche.immo

Carte professionnelle n°CPI N. 0702 2017 000 019 631 - RCS 829598283 Aubenas

Code NAF 6821Z - SIRET 82959828300010 - Garantie financière : Galian 120 000€ - Document non contractuel