



7 Ardeche
immobilier

☎ 06 25 78 27 40

✉ info@7ardeche.immo

www.7ardeche.immo

€ 138 500

Buying village house

4 rooms

Surface : 84 m²

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 m² 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 m²) and can be converted into bedrooms. On the ground floor, you access a 30 m² cellar. 250 meters from the house, the garden with a surface area of 105 m² 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

27/07/2024 - Prix T.T.C



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

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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