



7 Ardeche
immobilier

☎ 06 25 78 27 40

✉ info@7ardeche.immo

www.7ardeche.immo

€ 243 000

Buying house

4 rooms

Surface : 80 m²

Surface of the living : 24 m²

Surface of the land : 1945 m²

Year of construction : 1960

Exposition : Sud ouest

View : Campagne

Hot water : Electrique

Inner condition : to renovate

3 bedroom

1 bathroom

1 WC

1 garage

Energy class (dpe) : G

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

Fees and charges :

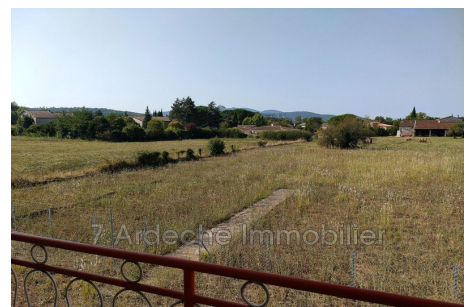
243 000 € fees included

18/10/2024 - Prix T.T.C



House Rooms

Located in the popular village of Ruoms, we offer you this 1960s house with a surface area of 80 m². While being close to amenities, the Ardèche gorges and direct access to the greenway, this house offers a calm environment with its 1,945 m² plot. Built on two levels, it consists on the 1st floor of three bedrooms, a living/dining room with balcony, a kitchen with loggia, a shower room and a WC. On the ground floor there is a large garage (36 m²) with an adjoining room (44 m²) with direct access to the garden. The land, completely fenced, has a well, very valuable in this sector. The roof, insulated, has been revised: tiles, ridge tiles, chimney nose. Work is to be expected and state aid for energy renovation is an interesting support to consider the renovation of this house. Its price is €243,000 including fees payable by the seller. Property has excessive energy consumption energy class: G 536 kwh/m²/year. Climate class: C 18 kgco₂/m²/year. Estimated annual energy costs of the accommodation: between €2,570 and €3,500 (ref. year 2021).
Ref. : 882V94M - Mandat n°141



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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