



**7 Ardèche**  
immobilier

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✉ info@7ardeche.immo

www.7ardeche.immo

€ 210 000

**Buying house**

**5 rooms**

**Surface : 110 m<sup>2</sup>**

**Surface of the land : 4346 m<sup>2</sup>**

**Hot water : Gaz**

**Inner condition : to renovate**

**Couverture : tiles**

4 bedroom

1 terrace

2 showers

2 WC

1 garage

3 parkings

**Energy class (dpe) : D**

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

**Fees and charges :**

210 000 € fees included

14/03/2025 - Prix T.T.C



### House Villeneuve-de-Berg

A stone's throw from the town centre of Villeneuve-de-Berg, we offer you a house with a surface area of 110.50 m<sup>2</sup> on a plot of 4,300 m<sup>2</sup> located in a quiet environment while being close to amenities. It consists, on the 1st floor, of three bedrooms, a living room with a small terrace opening onto a kitchen with balcony, a shower room and a WC. On the ground floor there is accommodation comprising a kitchen, a bedroom and a small shower room/WC. A large garage of approximately 45 m<sup>2</sup> is on the same level. Despite the work to be considered, this house offers good energy performance thanks to the insulation of the roof and walls and its gas condensing boiler. State aid provides an interesting support for considering energy renovation, particularly changing joinery. Whether for a main residence or a rental investment, it will adapt to your project. DPE: Estimated amount of annual energy expenditure for standard use: between €2,240 and €3,080 per year. Average energy prices indexed for the years 2021, 2022 and 2023, including subscriptions. The price is €210,000, agency fees payable by the seller. For any information, contact 7 Ardèche Immobilier, at your side for your real estate project - 06.25.78.27.40 - www.7ardeche.immo Information on the risks to which this property is exposed is available on the Géorisques website <https://www.georisques.gouv.fr> Ref. : 882V98M - Mandat n°148



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

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

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