



7ardèche
immobilier

06 25 78 27 40

info@7ardeche.immo

www.7ardeche.immo

Price on request

Location appartement

4 rooms

Surface : 69 m²

Hot water : Individuelle électrique

Amenities :

double glazing

Energy class (dpe) : D

Emission of greenhouse gases

(ges) : B



Appartement Villeneuve-de-Berg

In Villeneuve-de-Berg, pleasant 3-bedroom apartment of 69 m² for rent. Located on the first floor of a townhouse, this accommodation features a bright living room/dining area/kitchen opening onto a balcony. It includes three bedrooms, a shower room, and a toilet. Additionally, a basement cellar on the ground floor provides valuable storage space. The interior is in good condition. Insulation is ensured by double glazing, and for optimal comfort, heating is provided by an air-to-water heat pump. The hot water is individually electric. Ideal location just steps from shops, services, and conveniences. Please note that this property is rented unfurnished. Available from December 1, 2025. Monthly rent €550 including €15 in rental charges. Fees payable by the tenant: €298.50 VAT included, of which €138 is for the inventory of fixtures. Energy Performance Certificate (EPC): D 194 / B 6 - Estimated annual energy costs between €840 and €1,180, including subscription. Reference year 2021. For any information, contact 7 Ardeche Immobilier, supporting you in 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. : 882L8A - Mandat n°159

07/12/2025 - 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 CPI N. 0702 2017 000 019 631 - RCS 829598283 Aubenas

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