

Price on request

Buying appartement

3 rooms

Surface : 60 m²

Surface of the living : 17 m²

Exposition : Est ouest

View : Citadine

Hot water : Collective

Inner condition : to renovate

Building condition : good

Amenities :

double glazing, Volets roulants
électriques

1 parking

Energy class (dpe) : F

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

Fees and charges :

Annual current expenses 2 400 €

Well condominium

47 lots in the condominium

07/12/2025 - Prix T.T.C



Appartement Aubenas

In the center of Aubenas, a 60.50 m² apartment located in a quiet area, just steps from shops, services, and amenities. Situated on the 1st floor of a 4-story building with an elevator, it features a main room of 27 m², an independent kitchen of 14.70 m², two rooms measuring 7.70 m² and 6 m², and a WC. Facing Southwest, it offers a lovely urban view and enjoys ideal sunlight. Heating and hot water are collective for added comfort. Additional features include double-glazed windows, electric roller shutters, and a secured private parking space. Please note that the apartment requires renovation, presenting an excellent opportunity to personalize it as a primary residence or rental investment. Condominium fees are €200/month, including cold water and heating. The building comprises 47 units with no ongoing legal proceedings. Energy rating: F/D - Estimated annual energy costs for standard use: between €1,170 and €1,640 (reference year 2021, subscriptions included). Property with excessive energy consumption. For more information, contact 7 Ardèche Immobilier, here to assist you with your real estate project - 06.25.78.27.40 - www.7ardeche.immo Information on the risks associated with this property is available on the Géorisques website: <https://www.georisques.gouv.fr> Ref. : 882V10A



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