



7 Ardeche
immobilier

☎ 06 25 78 27 40

✉ info@7ardeche.immo

www.7ardeche.immo

€ 269 000

Buying duplex

6 rooms

Surface : 95 m²

Surface of the living : 34 m²

Exposition : Ouest

View : Dégagée

Hot water : Individuelle électrique

Inner condition : Excellent

Building condition : good

Amenities :

Ascenseur, double glazing, Volets
roulants, calm, Résidentiel, Meublé,
Parking visiteurs

4 bedroom

1 terrace

1 bathroom

1 shower

2 WC

2 parkings

1 cellar

Energy class (dpe) : C

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

Fees and charges :

Annual current expenses 1 990 €

Well condominium

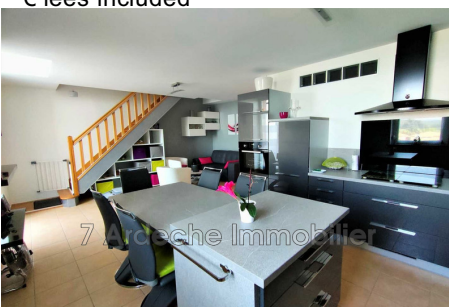
159 lots in the condominium 269 000

€ fees included



Duplex Rooms

In South Ardèche, in the town of Ruoms, we offer you in a small residence, this beautiful duplex apartment of 114 m² on the ground including 93 m² of living space. Located on the 2nd floor of a building served by an elevator, this bright, fully furnished accommodation offers you quality services. It consists of a fully equipped lounge/kitchen area, opening onto the terrace with an open view, 2 bedrooms, a shower room and a WC. Upstairs, you find 2 bedrooms, an office space and a bathroom/WC. The bedrooms all have wall cupboards, the living space has reversible air conditioning and the terrace has an awning. All the furniture, small appliances, crockery, bedding with linen, etc... being included in the price, you have "turnkey" accommodation. Two parking spaces and a large cellar complete this set. Visitor car park. Ideally located near all amenities (shops, schools, college, leisure center, medical centre, cinema...), Vallon Pont d'Arc and the greenway, this apartment offers you all the advantages of the city while being calm. To see aboslument! Ref. : 882V6A - Mandat n°127



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