

Price on request

Buying house

3 rooms

Surface : 110 m²

Surface of the living : 48 m²

Surface of the land : 2240 m²

Year of construction : 2013

Exposition : Sud ouest

View : Campagne

Hot water : Electrique

Inner condition : a refresh

Amenities :

Terrasse, Chambre de plain-pied,
double glazing

3 bedroom

1 terrace

1 bathroom

1 WC

6 parkings

Energy class (dpe) : B

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

Fees and charges :

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



House Grospierres

In South Ardèche, in the Ruoms/Vallon-Pont-d'Arc area, we offer you this charming house nestled in the heart of the countryside. Built on a wooded plot of 2240 m², the property enjoys a bright Southwest exposure. The home is spread over two levels and features a spacious living room of 48 m², a kitchen with pantry, a bedroom with a walk-in closet, a bathroom/WC, and four attic rooms. Well insulated and equipped with high-performance double-glazed windows, the house offers optimal comfort (energy rating DPE B/A). The interior needs some refreshing, but the house provides nice features such as a large covered terrace with a summer kitchen area, a ground-floor bedroom, and a beautiful glass roof. In the garden, you will find a magnificent 18th-century stone tower restored with respect for the original materials. Partly converted (bedroom, shower room/WC, reversible air conditioning), it offers the possibility of seasonal rental income. A 14 m² garden shed is a valuable addition to increase your storage space. Finally, you can park up to six vehicles thanks to several parking spaces. This property offers a peaceful setting while being just 10 minutes from shops. Close to the greenway and tourist sites, the location is ideal for discovering the iconic spots of this beautiful South Ardèche and enjoying outdoor activities (Pont d'Arc, Chauvet Cave, Païolive Woods, canoe trips...). A must-see soon! Price: €265,000, agency fees included, paid by the seller. For more information, contact 7 Ardèche Immobilier, by

