

Price on request

Buying house

5 rooms

Surface : 175 m²

Surface of the living : 39 m²

Surface of the land : 4123 m²

Year of construction : 1970

Exposition : Sud ouest

View : Dégagée

Hot water : Solaire

Inner condition : Excellent

External condition : Rénové

Couverture : tiles

Amenities :

pool, Jacuzzi spa, wood stove,
Chambre de plain-pied, double
glazing, Laundry room, calm

3 bedroom

2 terraces

3 showers

2 WC

1 garage

4 parkings

1 cellar

Energy class (dpe) : C

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

Fees and charges : T.T.C



House Saint-Andéol-de-Berg

In Saint-Andéol-de-Berg, a charming village in southern Ardèche near Villeneuve-de-Berg, discover this beautiful property nestled in the heart of a wooded 4100 m² plot with lovely open views. Located in a peaceful setting, the 175 m² house enjoys a southwest exposure, providing plenty of natural light. On the ground floor, the living and dining room opens onto a welcoming planted terrace. You will also find a separate equipped kitchen, a bedroom with walk-in closet, an office, a shower room, and a toilet. Upstairs, you'll appreciate the space offered by two large bedrooms along with the cozy atmosphere of a spacious landing. For added comfort, there is a shower room and a toilet. In the basement, relaxation takes center stage with a sauna and a room opening onto a covered terrace equipped with a jacuzzi. This level is completed by a large garage with motorized door, a laundry room with shower, a workshop, and a cellar. For added convenience, the property features a swimming pool with a beach area, parking spaces including a covered one, and a small shed. On the garden side, the various areas are very pleasant and perfect for your moments of relaxation. In excellent interior condition, the house offers quality features: heat pump and wood stove heating, solar hot water, air conditioning upstairs, insulated roofing, double-glazed windows. It's a warm and practical home just waiting for you! Price: €380,000, agency fees included, payable by the seller. For more information, contact 7 Ardèche

