



**7ardèche**  
immobilier

06 25 78 27 40

info@7ardeche.immo

www.7ardeche.immo

**Price on request**

**Buying house**

**6 rooms**

**Surface : 103 m<sup>2</sup>**

**Surface of the land : 850 m<sup>2</sup>**

**Exposition : Est**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : a refresh**

**Couverture : tiles**

**Amenities :**

pool, Local technique, Abri de jardin,  
calm

**3 bedroom**

**1 terrace**

**2 showers**

**1 WC**

**Energy class (dpe) : G**

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

**Fees and charges :**

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



### House Saint-Andéol-de-Berg

In Saint-Andéol-de-Berg, a small village in South Ardèche near Villeneuve-de-Berg, set in a peaceful, green environment, a charming stone house is up for grabs. With a living area of approximately 103 m<sup>2</sup> spread over two levels, it features a fitted separate kitchen, a living room, a dining room, two bedrooms including one with a shower and laundry room, and a bathroom with toilet. A third independent bedroom with a shower room offers the possibility for seasonal rental. Please note that the interior needs some updating. For comfort, the house is equipped with a large swimming pool, a technical room, and a garden shed. A terrace completes these features. Collective sewage system. Set on a plot of 850 m<sup>2</sup> with an open view of the surrounding nature, this house is a must-see! Saint-Andéol-de-Berg benefits from an exceptional living environment with preserved natural landscapes, close proximity to major tourist sites in Ardèche, and a pleasant tranquility away from the hustle and bustle of big cities. Price: €248,000, agency fees included and paid by the seller. Energy Performance Diagnosis (DPE) class G: Property with excessive energy consumption For more information, contact 7 Ardèche Immobilier, by your side for your real estate project - 06.25.78.27.40 - [www.7ardeche.immo](http://www.7ardeche.immo) Information on risks associated with this property is available on the Géorisques website <https://www.georisques.gouv.fr> Ref. : 882V105M - Mandat n°161



7 Ardeche Immobilier - 8 rue du Puits du Moine - 07170 St Andeol De Berg

Tél: 06 25 78 27 40 - [info@7ardeche.immo](mailto: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