



**7 Ardeche**  
immobilier

06 25 78 27 40

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www.7ardeche.immo

€ 393 000

**Buying house**

**5 rooms**

**Surface : 128 m<sup>2</sup>**

**Surface of the living : 19 m<sup>2</sup>**

**Surface of the land : 1569 m<sup>2</sup>**

**Year of construction : 2011**

**Exposition : Est**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : good**

**Couverture : tiles**

**Amenities :**

pool, pool house, double glazing,  
Automatic Watering, calm

3 bedroom

1 terrace

1 shower

1 WC

3 parkings

**Energy class (dpe) : D**

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

**Fees and charges :**

393 000 € fees included

05/12/2022 - Prix T.T.C



### House Saint-Montan

In South-Ardèche, in the town of Saint-Montan, a village full of character, we exclusively offer this property of 128 m<sup>2</sup> on a plot of 1,569 m<sup>2</sup> with an unobstructed view. Located in a quiet and residential area, the house built in 2011 offers a large living room divided into different spaces: living room, living room with wood stove, kitchen with central island, furnished and equipped (induction hob, extractor, oven, dishwasher). You will also find three bedrooms, 2 with wall cupboards and 1 with dressing room, a bathroom with double washbasin furniture, an office with dressing room, a toilet, two cellars and a bicycle garage. Outside, you admire the view from the patio or the covered terrace. If you prefer to enjoy the swimming pool, you can sit on its wooden terrace near the pool house (shower). The independent annex offers a kitchen/dining room, a bedroom, a shower room, a WC, a veranda and a terrace. A shed, equipped with water and electricity, has a central watering system for the garden. The joinery is PVC double glazing with mosquito nets, shutters on aluminum windows. Heating by wood stove, reversible heat pump and electric radiators. Ideally located just 6 minutes from the village and 20 minutes from the highway, this pleasant property will seduce you with its calm and beautiful open view. Ref. : 882V80M - Mandat n°106



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