



7 Ardeche
immobilier

☎ 06 25 78 27 40

✉ info@7ardeche.immo

www.7ardeche.immo

€ 158 000

Buying village house

5 rooms

Surface : 117 m²

Surface of the living : 20 m²

Exposition : Nord sud

Hot water : Electrique

Inner condition : good

Couverture : tiles

Amenities :

Proximité : Commerces, services,
écoles, Laundry room

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 cellar

Energy class (dpe) : E

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

Fees and charges :

158 000 € fees included

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



Village house Villeneuve-de-Berg

<p> Halfway between Montélimar and Aubenas, in the heart of the village of Villeneuve-De-Berg, stone village house of 117 m2 with pleasant terrace / courtyard. </p><p> This house has a kitchen / dining area opening onto a living room, three bedrooms, a shower room / WC, a bathroom / WC, two rooms that can be used as an office / guest bedroom, a utility room and two cellars. </p><p> The living room opens directly onto the terrace to spend pleasant moments in peace. The tree-lined courtyard, accessible from the outside, offers additional space. </p><p> The roof is completely renovated (frame, tiles, insulation), the joinery is double glazed, the chimney flue is up to standard and allows the installation of a wood / pellet stove safely. </p><p> This accommodation will meet the needs of a couple with two children and may also be suitable for a second home. All amenities (shops, schools, post office, medical house, dentist ...) are within walking distance. </p><p> As for the sale price, it is 149,000? agency fees included payable by the seller. If you want to know more, 7 Arèche Immobilier will be happy to help you at 06.25.78.27.40 </p> Ref. : 882V59M - Mandat n°109



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

Tél: 06 25 78 27 40 - info@7ardeche.immo

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