



**7 Ardeche**  
immobilier

06 25 78 27 40

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www.7ardeche.immo

€ 195 000

**Buying village house**

**6 rooms**

**Surface : 127 m<sup>2</sup>**

**Surface of the living : 40 m<sup>2</sup>**

**Exposition : Est ouest**

**Amenities :**

double glazing

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 cellar

**Energy class (dpe) : C**

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

**Fees and charges :**

195 000 € fees included



### Village house Villeneuve-de-Berg

6-room village house 127 m<sup>2</sup> For sale, South Ardèche, Villeneuve de Berg, fully restored village house including on the ground floor: two cellars. On the 1st floor: an equipped and fitted kitchen open to the living room with access to the terrace. On the 2nd floor: a bedroom, a bathroom, an office with toilet. On the 3rd floor: two bedrooms, a bathroom, an office space with toilet. Close to school and shops. To have ! Fees payable by the seller. Erp available in agency. Dupont Immobilier Agency, partner in your real estate project. Find us on [www.ardeche-immobilier.com](http://www.ardeche-immobilier.com) Surface area: 127 m<sup>2</sup> Price of the property: €195,000 Fees payable by the seller Date of completion of the energy diagnosis: 06/19/2019 Primary energy consumption: 108 kWh/m<sup>2</sup>/year Consumption final energy: 0 kWh/m<sup>2</sup>/year. Ref. : 882V92M - Mandat n°134

03/05/2024 - Prix T.T.C



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