



**7ardèche**  
immobilier

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€ 215 000

**Buying village house**

**6 rooms**

**Surface : 167 m<sup>2</sup>**

**Exposition : Sud est**

**Hot water : Electrique**

**Inner condition : good**

**Amenities :**

double glazing

4 bedroom

1 terrace

1 bathroom

3 WC

**Energy class (dpe) : D**

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

**Fees and charges :**

215 000 € fees included



### Village house Châteauneuf-du-Rhône

At 8 min. from Montélimar Sud, in a quiet alley, in Châteauneuf-du-Rhône, we offer you this beautiful 17th century stone village house with terrace. On the ground floor, the living room with a wood stove opens onto a large fitted and equipped kitchen. You also find a laundry room, a WC and a large cellar with independent access. The first floor offers you a pleasant living room, a bedroom with dressing room, a bathroom/WC with bathtub and shower. Wall cupboard in the hallway. You can also enjoy the terrace of approximately 30 m<sup>2</sup> with barbecue area and water point. On the top floor, you find two bedrooms, one with a mezzanine, both equipped with wall cupboards, an office/extra bedroom and a WC with hand basin. This house, with its authentic charm, offers you all the necessary comfort thanks to its new joinery: doors, double-glazed windows, skylights with solar roller shutters. Teleworking is possible thanks to fiber. Shops, schools, media library, swimming pool are within walking distance, as are the hiking trails. Nearby commercial area. The price is €235,000, fees payable by the seller. The energy diagnosis was carried out on 06/16/2020. Ref. : 882V90M - Mandat n°137

27/07/2024 - Prix T.T.C



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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