



**7ardèche**  
immobilier

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www.7ardeche.immo

€ 243 000

**Buying idéal investisseur**

**7 rooms**

**Surface : 146 m<sup>2</sup>**

**Exposition : Sud est**

4 bedroom

1 bathroom

2 showers

3 WC

1 garage

5 cellars

**Fees and charges :**

243 000 € fees included



### Idéal investisseur Villeneuve-de-Berg

In Sud-Ardèche, in the city center of Villeneuve-de-Berg, we offer this property complex with an area of approximately 157.2 m<sup>2</sup>. Three apartments, accessible from the first floor, are built around an interior courtyard. - 1st accommodation : A 48 m<sup>2</sup> one-bedroom apartment comprising a living room with kitchen area, and upstairs, a bedroom, bathroom and WC. Electric heating. - 2nd accommodation : a 68 m<sup>2</sup> T3 offering a living room with kitchen area, and upstairs, two bedrooms and a shower room/WC. Gas heating. - 3rd accommodation : a 41 m<sup>2</sup> one-bedroom apartment comprising a living room with kitchen area, a bedroom and a shower room/WC. Balcony with an unobstructed view. Electric heating. This accommodation also has a garage of 26 m<sup>2</sup> on the ground floor. From the inner courtyard, there are four cellars, one large, two small and one serving as a technical room. Completely free of any occupant, this set is ideal either for a rental investment, or to live and rent at the same time. A must see ! Price: €232,000, agency fees payable by the seller. Ref. : 882V88M - Mandat n°130

03/03/2024 - 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