



7ardèche
immobilier

☎ 06 25 78 27 40
✉ info@7ardeche.immo
www.7ardeche.immo

€ 125 000

Buying village house

5 rooms

Surface : 130 m²

Surface of the living : 31 m²

Year of construction : 1800

Exposition : Nord sud

Hot water : Fuel

Inner condition : to renovate

External condition : good

Couverture : tiles

Amenities :

Transport: Bus line

aubenas/montélimar - bus sncf,

Proximity: Shops, services

4 bedroom

1 terrace

1 bathroom

1 WC

1 garage

Energy class (dpe) : F

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

Fees and charges :

125 000 € fees included

12/05/2024 - Prix T.T.C



Village house Villeneuve-de-Berg

Exclusivity! In the heart of Villeneuve-de-Berg, a large building from the 1800s with a surface area of 310 m². On the 1st floor, you enter an accommodation of approximately 130 m² consisting of a large reception hall, a kitchen, four bedrooms, a bathroom/WC and a living room opening onto a terrace and garden. Renovation work to be planned. On the ground floor, there is a garage of 32 m² and 3 large cellars. An annex can be converted into accommodation as well as the attic (about 140 m²) which offers a good height. Different projects are possible: personal and/or rental housing, shared housing. The location is ideal close to amenities: schools, medical services, shops, post office, etc.... Housing with excessive energy consumption: class F". To find out more, contact 7 Ardèche immobilier, by your side for your real estate project - 06.25.78.27.40 - www.7ardeche.immo Agency fees payable by the seller. Ref. : 882V63M - Mandat n°126



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