



**7ardèche**  
immobilier

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www.7ardeche.immo

**Price on request**

**Buying house**

**8 rooms**

**Surface : 195 m<sup>2</sup>**

**Surface of the living : 37 m<sup>2</sup>**

**Surface of the land : 1608 m<sup>2</sup>**

**Year of construction : 1980**

**Exposition : Est ouest**

**View : Dégagée**

**Hot water : Fuel**

**Inner condition : good**

**Amenities :**

pool, Pool house, Forage, wood stove, Chambre de plain-pied, double glazing, Arrosage automatique, Laundry room, Automatic gate

**6 bedroom**

**2 terraces**

**3 showers**

**3 WC**

**1 garage**

**3 parkings**

**Energy class (dpe) : C**

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

**Fees and charges :**

13/12/2025 - Prix T.T.C



### House Joyeuse

In a pleasant hamlet near Joyeuse in southern Ardèche, we offer a charming property of 195 m<sup>2</sup> featuring a swimming pool, two guesthouses, and a beautiful, fenced garden of 1608 m<sup>2</sup>. The main residence, with a comfortable single-story area of approximately 112 m<sup>2</sup>, boasts stunning unobstructed views and enjoys an East-West exposure, ensuring plenty of natural light. It includes a spacious living area of 49 m<sup>2</sup> with a furnished and equipped open kitchen opening onto a terrace-veranda. Additionally, there are three bedrooms, an office with terrace access, a shower room, and a separate toilet. Downstairs, you'll find the fully-equipped guesthouses, currently operated with solid rental income. The first guesthouse offers an open kitchen/dining/living room, two bedrooms, a shower room, a toilet, and a covered wooden terrace with open views. The second features a kitchen/dining area, a bedroom leading to an adjoining room, a shower room with toilet, and a shaded terrace. Among the amenities: a 37 m<sup>2</sup> garage with motorized door, three parking spaces, a 17 m<sup>2</sup> storage shed, a heated pool with a sun deck and pool house, well water, automatic irrigation system, and a motorized gate. Regarding the house: central heating including cast iron radiators, wood stove, reversible air conditioning, double-glazed windows, and roller shutters – the entire property has been renovated. The individual sewage treatment system is new (2023), as are the pool's deck, liner, and filtration system (2024). A must-see! For



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