



**7ardèche**  
immobilier

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www.7ardeche.immo

€ 200 000

Occupational immeuble

7 rooms

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



### Immeuble Villeneuve-de-Berg

In South Ardèche, a stone's throw from the center of Villeneuve-de-Berg, we offer you this real estate complex with a surface area of approximately 146 m<sup>2</sup>. Three accommodations, located on the first floor, are structured around an interior courtyard. - 1st accommodation: A 41 m<sup>2</sup> T2 composed of a living room with kitchen area and, upstairs, a bedroom and a bathroom/WC. Electric heating. DPE: E (278) / B (9) Consumption between €730 and €1,030 per year, reference year 2021. - 2nd accommodation: a 64m<sup>2</sup> T3 offering a living room with kitchen area and, upstairs, two bedrooms and a bathroom/WC. Gas heating. DPE: E (148) / B (28) Consumption between €790 and €1,110 per year, reference year 2021. - 3rd accommodation: a 41 m<sup>2</sup> T2 composed of a living room with kitchen area, a bedroom and a bathroom/WC. Balcony with a clear view. Electric heating. This accommodation also has a 25 m<sup>2</sup> garage on the ground floor. DPE not required. Accessible from the courtyard, five cellars including a large one (23 m<sup>2</sup>), three small ones and one for the boiler room complete this set. Located close to amenities and services, this property is ideal for a rental investment. Price: €243,000, agency fees payable by the seller. For any information, contact 7 Ardèche Immobilier, at your side for your real estate project - 06.25.78.27.40 - info@7ardeche.immo Information on the risks to which this property is exposed is available on the Géorisks website <https://www.georisks.gouv.fr> Ref. : 882V7A -

06/05/2024 - 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