

Price on request

Contact agency

7 Ardeche Immobilier

8 rue du Puits du Moine

07170 St Andeol De Berg

06 25 78 27 40 / info@7ardeche.immo

For sale apartment

3 rooms

Surface : 60 m²

Surface of the living : 17 m²

Exposition : Est ouest

View : Citadine

Hot water : Collective

Inner condition : to renovate

Building condition : GOOD

Features :

double glazing, electric shutters

1 parking

Energy class (dpe) : F

Emission of greenhouse gases (ges) : E

Document non contractuel

19/09/2025 - Prix T.T.C



Apartment Aubenas

In the heart of Aubenas, a 60.50 m² apartment located in a peaceful setting, just steps from shops, services, and amenities. Situated on the 1st floor of a 4-story building with an elevator, it features a main room of 27 m², an independent kitchen of 14.70 m², two rooms measuring 7.70 m² and 6 m², and a WC. Facing southwest, it offers a very pleasant urban view and enjoys excellent natural light. Heating and hot water are communal for added comfort. Additional features include double glazing, electric roller shutters, and a secured private parking space. Please note the apartment requires renovation, presenting a great opportunity to personalize it as a main residence or rental investment. Condominium fees amount to €200/month, covering cold water and heating. The co-ownership consists of 47 units with no ongoing legal procedures. Energy Performance Certificate (DPE): F/D – Estimated annual energy costs for standard use: between €1,170 and €1,640 (reference year 2021, subscriptions included). Property with excessive energy consumption. For more information, contact 7 Ardèche Immobilier, here to support you with your real estate project – 06.25.78.27.40 – www.7ardeche.immo Information on the risks these premises are exposed to is available on the Géorisques website <https://www.georisques.gouv.fr>

Fees and charges :

Annual current expenses 2,400.6

