

269 000 €

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 duplex

6 rooms

Surface : 95 m²

Surface of the living : 34 m²

Exposition : Ouest

View : Dégagée

Hot water : Individuelle électrique

Inner condition : excellent

Building condition : GOOD

Features :

lift, double glazing, shutters, CALM,  
residential, Furnished, Visitor Parking

4 bedroom

1 terrace

1 bathroom

1 shower

2 WC

2 parkings

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

Document non contractuel

15/05/2024 - Prix T.T.C



## Duplex 127 Ruoms

In South Ardèche, in the town of Ruoms, we offer you in a small residence, this beautiful duplex apartment of 114 m2 on the ground including 93 m2 of living space. Located on the 2nd floor of a building served by an elevator, this bright, fully furnished accommodation offers you quality services. It consists of a fully equipped lounge/kitchen area, opening onto the terrace with an open view, 2 bedrooms, a shower room and a WC. Upstairs, you find 2 bedrooms, an office space and a bathroom/WC. The bedrooms all have wall cupboards, the living space has reversible air conditioning and the terrace has an awning. All the furniture, small appliances, crockery, bedding with linen, etc... being included in the price, you have "turnkey" accommodation. Two parking spaces and a large cellar complete this set. Visitor car park. Ideally located near all amenities (shops, schools, college, leisure center, medical centre, cinema...), Vallon Pont d'Arc and the greenway, this apartment offers you all the advantages of the city while being calm. To see absolutely!

Fees and charges :

Annual current expenses 1 990 €

Well condominium

159 lots in the condominium 269 000 € fees included

