

**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](mailto:info@7ardeche.immo)

**Rental house**

**4 rooms**

**Surface : 73 m<sup>2</sup>**

**Surface of the living : 26 m<sup>2</sup>**

**Surface of the land : 418 m<sup>2</sup>**

**Hot water : Electrique**

**Features :**

fireplace, double glazing, CALM

3 bedroom

1 terrace

1 bathroom

2 WC

1 parking

**Energy class (dpe) : D**

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

Document non contractuel

02/02/2026 - Prix T.T.C



**7 Ardeche Immobilier**

**House 163 Villeneuve-de-Berg**

In Saint-Andéol-de-Berg, a pleasant village in southern Ardèche near Villeneuve-de-Berg, in a peaceful setting, we offer for rent a detached house of about 73 m<sup>2</sup> on a 418 m<sup>2</sup> plot. Built over two levels, it includes: on the ground floor, a living room with a fireplace opening onto a furnished and equipped open kitchen (hob, extractor hood, oven), a laundry room with a toilet; on the first floor, three bedrooms and a bathroom/WC. Outside, a large terrace overlooks the garden with a shed, a useful addition for extra storage space. Double-glazed windows, electric hot water and heating. The village offers a few amenities: a school bus transporting children to Villeneuve-de-Berg from primary school to middle school, a public library, ping-pong table, tennis courts. Numerous hiking trails. No shops in the village, but all conveniences are just 10 minutes away. Monthly rent: €738 including €13 for service charges. Security deposit: €725 Fees payable by the tenant: €364.66 VAT included, of which €147.16 is for the inventory check. Energy rating: D 197 / B 6 - Estimated annual energy costs between €730 and €1,040, subscription included. Reference year 2021. For more information, contact 7 Ardèche Immobilier, by your side for your real estate project - 06.25.78.27.40 - [www.7ardeche.immo](http://www.7ardeche.immo) Information about the risks to which this property is exposed is available on the Géorisques website <https://www.georisques.gouv.fr>



**7 Ardeche Immobilier**



**7 Ardeche Immobilier**



**7 Ardeche Immobilier**