

## Price on request

### Contact agency

**7 Ardeche Immobilier**

8 rue du Puits du Moine

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### For sale house

**3 rooms**

**Surface : 110 m²**

**Surface of the living : 48 m²**

**Surface of the land : 2240 m²**

**Year of construction : 2013**

**Exposition : Sud ouest**

**View : Campagne**

**Hot water : Electrique**

**Inner condition : a refresh**

### Features :

TERRACE, Bedroom on ground floor, double glazing, Annexe aménagée, CALM

1 bedroom

1 terrace

1 bathroom

1 WC

6 parkings

**Energy class (dpe) : C**

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

Document non contractuel

10/01/2026 - Prix T.T.C



## House 157 Grospierres

In South Ardèche, in the town of Grospierres, we offer you this charming house of approximately 110 m² nestled in the heart of the countryside. Built on a wooded plot of 2240 m², the property benefits from a bright southwest-facing position. The home is arranged over two levels and features a spacious 48 m² living room, a kitchen with a pantry, a bedroom with a walk-in closet, a bathroom/WC, and four attic rooms. Well insulated and equipped with high-performance double-glazed windows, the house offers optimal comfort (energy rating B/A). The interior requires some freshening up; however, the house boasts attractive features such as a large covered terrace with a summer kitchen area, a ground-floor bedroom, and a large glass roof. In the garden, you will find a magnificent 18th-century stone tower restored with respect for the original materials. Partially converted (bedroom, bathroom/WC, reversible air conditioning), it offers the potential for seasonal rental income. A 14 m² garden shed is a valuable addition for extra storage space. Finally, you can park up to six vehicles thanks to multiple parking spaces. This property provides a peaceful setting while being just 10 minutes from shops. Close to the greenway and tourist sites, the location is ideal for discovering the iconic places of this beautiful South Ardèche and enjoying outdoor activities (Pont d'Arc, Chauvet cave, Païolive forest, canoe trips...). A must-see! Price: €249,000, agency fees included, payable by the seller. For more information, contact 7

