

## Price on request

### Contact agency

**7 Ardeche Immobilier**

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### For sale house

**5 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

3 bedroom

1 terrace

1 bathroom

1 WC

6 parkings

**Energy class (dpe) : C**

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

Document non contractuel

04/09/2025 - Prix T.T.C



## House 157 Grospierres

For sale, in South Ardèche, in the Ruoms/Vallon-Pont-d'Arc area, a charming house nestled in the heart of the countryside. Built on a wooded plot of 2240 m², the property enjoys a bright southwest exposure. The home is spread over two levels and features a spacious 48 m² living room, three bedrooms, a bathroom with toilet, a dressing room, and an additional room. The kitchen, with a pantry, is separated from the living area by a beautiful glass partition. Well insulated and equipped with high-performance double-glazed frames, the house offers optimal comfort (energy rating B/A). The interior requires some refreshing, but the house boasts nice features such as a large covered terrace with a summer kitchen, a ground-floor bedroom, and a lovely glass partition. In the garden, you will find a magnificent 18th-century tower restored with respect for the original materials. Partly converted (bedroom, shower room, toilet, reversible air conditioning), it offers the potential for seasonal rental income. A 14 m² garden shed is a valuable addition to increase your storage space. Finally, parking is available for up to six vehicles thanks to multiple parking spaces. This property offers a peaceful setting while being just 10 minutes from shops. Close to the greenway and tourist sites, the location is ideal for exploring the iconic spots of beautiful South Ardèche and enjoying outdoor activities (Pont d'Arc, Chauvet Cave, Bois de Païolive, canoeing...). A must see quickly! For more information, contact 7 Ardeche

