

233 000 €

Contact agency

7 Ardeche Immobilier

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For sale house

4 rooms

Surface : 80 m²

Surface of the living : 24 m²

Surface of the land : 1945 m²

Year of construction : 1960

Exposition : Sud ouest

View : Campagne

Hot water : Electrique

Inner condition : to renovate

3 bedroom

1 bathroom

1 WC

1 garage

Energy class (dpe) : G

Emission of greenhouse gases (ges) : C

Document non contractuel

03/05/2025 - Prix T.T.C



### House 145 Ruoms

Located in the popular village of Ruoms, we offer you this 1960s house with a surface area of 80 m². While being close to amenities, the Ardèche gorges and direct access to the greenway, this house offers a calm environment with its 1,945 m² plot. Built on two levels, it consists on the 1st floor of three bedrooms, a living/dining room with balcony, a kitchen with loggia, a shower room and a WC. On the ground floor there is a large garage (36 m²) with an adjoining room (44 m²) with direct access to the garden. The land, completely fenced, has a well, very valuable in this sector. The roof, insulated, has been revised: tiles, ridge tiles, chimney nose. Work is to be expected and state aid for energy renovation is an interesting support to consider the renovation of this house. Its price is €243,000 including fees payable by the seller. Property has excessive energy consumption energy class: G 536 kwh/m2/year. Climate class: C 18 kgco2/m2/year. Estimated annual energy costs of the accommodation: between €2,570 and €3,500 (ref. year 2021). Fees and charges :

233 000 € fees included

