

Price on request

Contact agency

7 Ardeche Immobilier

8 rue du Puits du Moine

07170 St Andeol De Berg

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For sale house

5 rooms

Surface : 175 m²

Surface of the living : 39 m²

Surface of the land : 4123 m²

Year of construction : 1970

Exposition : Sud ouest

View : Dégagée

Hot water : Solaire

Inner condition : excellent

External condition : renovated

Couverture : tiling

Features :

POOL, Jacuzzi spa, wood stove, Bedroom on ground floor, double glazing, Laundry room, CALM

3 bedroom

2 terraces

3 showers

2 WC

1 garage

4 parkings

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A



House 160 Saint-Andéol-de-Berg

In Saint-Andéol-de-Berg, a charming village in southern Ardèche near Villeneuve-de-Berg, discover this beautiful property nestled within a wooded plot of 4,100 m² offering a lovely unobstructed view. Located in a peaceful setting, the 175 m² house enjoys a southwest exposure, providing plenty of natural sunlight. On the ground floor, the living/dining room opens onto a welcoming green terrace. You'll also find a separate equipped kitchen, a bedroom with a walk-in closet, an office, a shower room, and a toilet. Upstairs, you'll appreciate the spaciousness of two large bedrooms, as well as the cozy atmosphere of a generous landing area. For added comfort, there is a shower room and a toilet. In the basement, unwind in the sauna and a room that opens onto a covered terrace equipped with a jacuzzi. This level is completed by a large garage with an electric door, a laundry room with a shower, a workshop, and a cellar. For added convenience, the property features a swimming pool with a sunbathing area, several parking spaces including a covered one, and a small shed. The garden spaces are very pleasant and perfect for relaxing moments. In excellent condition inside, the house offers high-quality features: heat pump and wood stove heating, solar hot water, air conditioning upstairs, insulated roof, double-glazed windows. It's a warm and practical home just waiting for you!

For more information, contact 7 Ardèche Immobilier, by your side for your real estate project. 06 25 78 27 40 - www.7ardeche.immo Information about the risks

