

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

For sale house

6 rooms

Surface : 103 m²

Surface of the land : 850 m²

Exposition : Est

View : Dégagée

Hot water : Electrique

Inner condition : a refresh

Couverture : tiling

Features :

POOL, Technical room, Garden shed,
CALM

3 bedroom

1 terrace

2 show ers

1 WC

Energy class (dpe) : G

Emission of greenhouse gases (ges) : C

Document non contractuel

06/11/2025 - Prix T.T.C



House 161 Saint-Andéol-de-Berg

In Saint-Andéol-de-Berg, a small village in South Ardèche near Villeneuve-de-Berg, set in a peaceful, green environment, a charming stone house is up for grabs. With a living area of approximately 103 m² spread over two levels, it features a fitted separate kitchen, a living room, a dining room, two bedrooms including one with a shower and laundry room, and a bathroom with toilet. A third independent bedroom with a shower room offers the possibility for seasonal rental. Please note that the interior needs some updating. For comfort, the house is equipped with a large swimming pool, a technical room, and a garden shed. A terrace completes these features. Collective sewage system. Set on a plot of 850 m² with an open view of the surrounding nature, this house is a must-see! Saint-Andéol-de-Berg benefits from an exceptional living environment with preserved natural landscapes, close proximity to major tourist sites in Ardèche, and a pleasant tranquility away from the hustle and bustle of big cities. Price: €248,000, agency fees included and paid by the seller. Energy Performance Diagnosis (DPE) class G: Property with excessive energy consumption For more information, contact 7 Ardèche Immobilier, by your side for your real estate project - 06.25.78.27.40 - www.7ardeche.immo Information on risks associated with this property is available on the Géorisques website <https://www.georisques.gouv.fr>

Fees and charges :

