

210 000 €

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

5 rooms

Surface : 110 m²

Surface of the land : 4346 m²

Hot water : Gaz

Inner condition : to renovate

Couverture : tiling

4 bedroom

1 terrace

2 showers

2 WC

1 garage

3 parkings

Energy class (dpe) : D

Emission of greenhouse gases (ges) : E

Document non contractuel

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



### House 148 Villeneuve-de-Berg

A stone's throw from the town centre of Villeneuve-de-Berg, we offer you a house with a surface area of 110.50 m² on a plot of 4,300 m² located in a quiet environment while being close to amenities. It consists, on the 1st floor, of three bedrooms, a living room with a small terrace opening onto a kitchen with balcony, a shower room and a WC. On the ground floor there is accommodation comprising a kitchen, a bedroom and a small shower room/WC. A large garage of approximately 45 m² is on the same level. Despite the work to be considered, this house offers good energy performance thanks to the insulation of the roof and walls and its gas condensing boiler. State aid provides an interesting support for considering energy renovation, particularly changing joinery. Whether for a main residence or a rental investment, it will adapt to your project. DPE: Estimated amount of annual energy expenditure for standard use: between €2,240 and €3,080 per year. Average energy prices indexed for the years 2021, 2022 and 2023, including subscriptions. The price is €210,000, agency fees payable by the seller. For any information, contact 7 Ardèche Immobilier, at your side for your real estate project - 06.25.78.27.40 - [www.7ardeche.immo](http://www.7ardeche.immo) Information on the risks to which this property is exposed is available on the Géorisques website <https://www.georisques.gouv.fr>

Fees and charges :

