

125 000 €

**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 : 130 m<sup>2</sup>**

**Surface of the living : 31 m<sup>2</sup>**

**Year of construction : 1800**

**Exposition : Nord sud**

**Hot water : Fuel**

**Inner condition : to renovate**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

Transport : Bus ligne aubenas/montélimar - bus sncf, Proximité : Commerces, services

4 bedroom

1 terrace

1 bathroom

1 WC

1 garage

**Energy class (dpe) : F**

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

Document non contractuel

06/05/2024 - Prix T.T.C



**House 126 Villeneuve-de-Berg**

Exclusivity! In the heart of Villeneuve-de-Berg, a large building from the 1800s with a surface area of 310 m<sup>2</sup>. On the 1st floor, you enter an accommodation of approximately 130 m<sup>2</sup> consisting of a large reception hall, a kitchen, four bedrooms, a bathroom/WC and a living room opening onto a terrace and garden. Renovation work to be planned. On the ground floor, there is a garage of 32 m<sup>2</sup> and 3 large cellars. An annex can be converted into accommodation as well as the attic (about 140 m<sup>2</sup>) which offers a good height. Different projects are possible: personal and/or rental housing, shared housing. The location is ideal close to amenities: schools, medical services, shops, post office, etc.... Housing with excessive energy consumption: class F". To find out more, contact 7 Ardèche immobilier, by your side for your real estate project - 06.25.78.27.40 - www.7ardeche.immo Agency fees payable by the seller.

Fees and charges :

125 000 € fees included

