

440 000 €

Contact agency

7 Ardeche Immobilier

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For sale house

8 rooms

Surface : 195 m²

Surface of the living : 37 m²

Surface of the land : 1608 m²

Year of construction : 1980

Exposition : Est ouest

View : Dégagée

Hot water : Fuel

Inner condition : GOOD

Features :

POOL, pool house, DRILLING, wood stove,
Bedroom on ground floor, double glazing,
Automatic Watering, Laundry room,
Automatic gate

6 bedroom

2 terraces

3 showers

3 WC

1 garage

3 parkings

Energy class (dpe) : C

Emission of greenhouse gases (ges) : D

Document non contractuel

01/07/2025 - Prix T.T.C



House 154 Joyeuse

In a pleasant hamlet in the Joyeuse area of southern Ardèche, we offer you a charming 195 m² property with swimming pool, two gîtes and a beautiful 1608 m² wooded and fenced garden. The main house, with a comfortable single-story surface area of approximately 112 m², benefits from a magnificent open view and enjoys an East-West exposure, ensuring optimal brightness. It features a beautiful 49 m² living space with a furnished and equipped open-plan kitchen opening onto a veranda terrace. There are also three bedrooms, an office opening onto a terrace, a shower room, and a toilet. On the lower level, you access the fully equipped gîtes, currently operated with a good rental yield. The first has an open-plan kitchen/dining/living room, two bedrooms, a shower room, a toilet, and a covered wooden terrace with an unobstructed view. The second consists of a kitchen/dining room, a bedroom opening onto an annex, a shower room/toilet, and a shaded terrace. Among the services offered: 37 m² garage with motorized opening door, three parking spaces, 17 m² shed, heated swimming pool with beach and pool house, borehole, automatic watering, motorized opening gate. Housing side: central heating including cast iron radiators, wood stove, reversible air conditioning, double glazing and roller shutters, the whole has been renovated. The individual sanitation system is new (2023) as well as the beach, the liner and the filtration of the swimming pool (2024). A must-see! For more information,

