

## Price on request

### Contact agency

7 Ardeche Immobilier

8 rue du Puits du Moine

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### For sale house

13 rooms

Surface : 398 m<sup>2</sup>

Surface of the land : 4172 m<sup>2</sup>

8 bedroom

3 terraces

6 bathrooms

7 WC



## House 162 Villeneuve-de-Berg

In southern Ardèche, halfway between Montélimar and Aubenas, 7 Ardèche Immobilier offers you a characterful property of 398 m<sup>2</sup> consisting of three independent dwellings. Nestled in a beautiful wooded park of 4172 m<sup>2</sup> with exceptional panoramic views, this real estate complex enjoys a quiet setting, completely private, yet close to the village center. It presents great potential for residential or rental use: family home, holiday rentals, event hosting (weddings, family reunions, seminars, workshops...); the possibilities are many! The living spaces are distributed as follows: - Residence No. 1 of approximately 75 m<sup>2</sup> over 2 levels: Ground floor: living room with open kitchen, shower room and toilet – Upper floor: 1 bedroom, toilet, and a large landing – Shaded terrace (12 m<sup>2</sup>). Heating: reversible air conditioning and electric radiator – Electric water heater. Sleeps 8. - Residence No. 2 of approximately 252 m<sup>2</sup> over 3 levels: Ground floor: living/dining room with wood stove, a magnificent vaulted room of 65 m<sup>2</sup> with wood stove, a bedroom with private shower room/toilet, a separate toilet/laundry room, a terrace (16 m<sup>2</sup>) – First floor: 2 bedrooms each with private shower room/toilet, toilet, and large landing. Second floor: living/kitchen area, two bedrooms, shower room with toilet, balcony. Heating: wood stoves, reversible air conditioning, and electric radiator – Thermodynamic water heater. Sleeps 15. An attic space could be converted. - Residence No. 3 of approximately 60 m<sup>2</sup>: living room/kitchen with wood

Document non contractuel

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projects. The estate has undergone renovations: roof, electrical system, solar panels with batteries, thermodynamic water heater. Well supplying water to the pools and a 4 m<sup>3</sup> rainwater recovery tank. Connected to the public sewage system. Some furnishings are included in the sale. Close to the Via Ardèche, hiking trails, and tourist sites, the location is ideal for exploring the iconic spots of this beautiful southern Ardèche and enjoying outdoor activities. Montélimar train station and the

highway are just over 30 minutes away. SNCF bus connection from Villeneuve-de-Berg. A furnished tourist rental activity is already in place and could be optimized. All the conditions are met for ensuring profitable rental income! Price: €790,000, agency fees paid by the seller. Information about the risks to which this property is exposed is available on the Géorisques website: <https://www.georisques.gouv.fr>

**Fees and charges :**