LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47821DIH07 Price: 472 500 EUR

agency fees included: 5 % TTC to be paid by the buyer (450 000 EUR without fees)

202 m house with basement and 2,500 m plot Garage 4 bedrooms 2 bathrooms 3 toilets 3 terraces















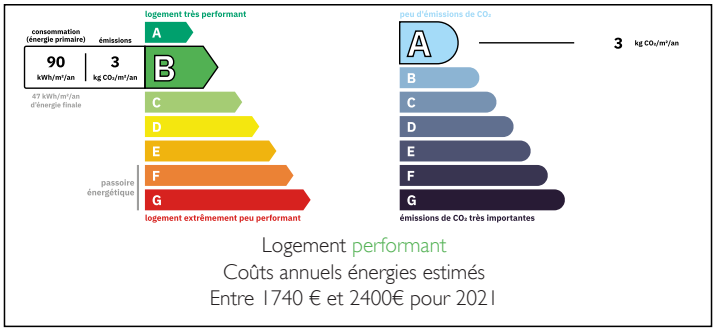
INFORMATION

Town:	Lavilledieu
Department:	Ardèche
Bed:	4
Bath:	2
Floor:	202 m2
Plot Size:	2500 m2

IN BRIEF

Single-story house (202 m²) on a 2,500 m² plot
4 bedrooms, kitchen and back kitchen, spacious living/dining room
2 bathrooms
Basement
Garage
Covered parking
Panoramic view

ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 1740 € et 2400€ pour 2021

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

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LOCAL TAXES

Taxe foncière:	**1463 EUR**

NOTES

DESCRIPTION

House for sale – 202 m² on a 2,500 m² plot

202 m² house – 4 bedrooms – 2,500 m² plot – Panoramic view

Located 10 minutes from Aubenas, close to shops and amenities, this beautiful house offers 202 m² of living space in perfect condition, set on a 2,500 m² plot with a panoramic view.
It comprises 4 bedrooms, a 45 m² living/dining room, a 31 m² kitchen, 2 bathrooms, 3 toilets, a walk-in wardrobe, an entrance hall, a pantry, and a utility room.

Outside: 4 terraces, including a covered and heated conservatory. The property also features a full basement, a 21 m² garage, and covered parking for 3 cars.
Features: reversible underfloor air conditioning, electric roller shutters, double glazing, central vacuum system, fiber-optic internet, mains drainage, and accessibility for people with reduced mobility.
A spacious, comfortable, and impeccably maintained property—well worth a visit.

For further information or to arrange a viewing, please do not hesitate to contact Mr. Didier Hurtrel, who will be happy to assist you with your project.
Didier Hurtrel – Le Guet Immobilier
RSAC 844 350 306

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr