

**199 900 €**

**Contact agency**

**WE INVEST**

3 rue combarel

12000 Rodez

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**For sale apartment**

**3 rooms**

**Surface : 68 m²**

**Year of construction : 2002**

**Features :**

lift, double glazing, gated, electric blinds

2 bedroom

1 terrace

1 shower

1 WC

1 garage

1 cellar

**Energy class (dpe) : C**

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

Document non contractuel



### Apartment 212 Rodez

Bright and Spacious 2-bedroom Apartment - 68m² with Balcony, Cellar and Garage  
Discover this magnificent 68m² two-bedroom apartment on the second floor of a four-story building built in 2002. This apartment combines modernity and comfort, with an elevator for easy access to your new cozy nest. Imagine yourself in this peaceful haven, where light floods the rooms thanks to the large double-glazed PVC/aluminum windows. The 9 m² balcony offers you an ideal outdoor space to enjoy the beautiful weather. This apartment features two spacious bedrooms, a modern bathroom, and a separate toilet for added convenience. The open-plan kitchen flows seamlessly into the living room, creating a welcoming and welcoming living space. Individual heating ensures a pleasant temperature throughout the year. A garage with an adjoining storage room is included, giving you the peace of mind of parking your vehicle safely. Additionally, a 2.50 m² cellar allows you to store your belongings in complete peace of mind. Located in a vibrant and well-connected neighborhood, you'll benefit from the immediate proximity of several amenities. Just a 5-minute walk away, you'll find a daycare center, grocery stores, several restaurants, a park and garden for relaxing moments, and several general practitioners. A middle school is a 5-minute drive away, and a hospital is a 5-minute walk away. Buses are a 10-minute drive away, allowing you to get around easily. Eligible for high-speed internet and fiber, this



74 lots in the condominium 199 900 € fees included