

**139 000 €**

**Contact agency**

**WE INVEST**

3 rue combarel

12000 Rodez

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contact@occimmoconseil.com

**For sale apartment**

**4 rooms**

**Surface : 85 m²**

**Surface of the living : 19 m²**

**Year of construction : 1976**

**Exposition : Sud ouest**

**Hot water : Individuelle gaz**

**Features :**

lift, double glazing, gated

3 bedroom

1 terrace

1 bathroom

1 WC

1 garage

1 cellar

**Energy class (dpe) : D**

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

Document non contractuel



### Apartment 214 Rodez

Bright and Spacious 4-room Apartment - For a family or shared accommodation In the immediate vicinity of the IUT, I invite you to come and discover this 85 m² T4 crossing apartment, located on the 1st floor of a 3-story building with elevator, built in 1976. It is arranged as follows: - A spacious living room of 19 m² with adjoining balcony, bathed in light thanks to its south-west exposure. - A separate, fitted and equipped kitchen is a real asset for cooking enthusiasts. - Three comfortable bedrooms, a bathroom and a separate toilet. The recently replaced individual gas heating (2023) and double-glazed PVC joinery allow you to control your energy consumption and enjoy optimal thermal comfort. The apartment is eligible for high-speed internet, allowing you to stay connected at all times. A double garage of 34 m² and a cellar complete this property. Located in a dynamic neighborhood, this apartment is close to all amenities. Don't miss this opportunity to live in a spacious and bright apartment, ideal for comfortable and practical living. Contact us now to arrange a viewing.

**Fees and charges :**

Annual current expenses 1 780 €

Well condominium

39 lots in the condominium 139 000 € fees included

