

**265 000 €**

**Contact agency**

**WE INVEST**

3 rue combarel

12000 Rodez

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**For sale apartment**

**5 rooms**

**Surface : 108 m²**

**Surface of the living : 47 m²**

**Year of construction : 1977**

**Hot water : Individuelle électrique**

**Inner condition : renovated**

4 bedroom

1 shower

1 WC

4 parkings

**Energy class (dpe) : D**

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

Document non contractuel



## Apartment 209 Rodez

Spacious Apartment - Ideal for a Fulfilling Family Life Discover this 108.66 m² apartment, fully renovated in 2022, offering an exceptional living environment and unparalleled quality of life. Located in a peaceful setting, this 5-room apartment is the ideal retreat for a family seeking comfort and serenity. Imagine yourself in a spacious 40 m² living room, a welcoming space perfect for entertaining loved ones or simply relaxing after a long day. The three bedrooms and the additional space currently converted into a bedroom offer a cozy cocoon for each member of the family, guaranteeing privacy and comfort. You will also appreciate the 4 outdoor parking spaces, an undeniable asset for your peace of mind. The accommodation is also sold with a green square and exterior access on which it is possible to create an opening directly from the apartment (agreement of the condominium association on this subject). All amenities, doctors, shops, schools, colleges, high schools are less than 10 minutes walk from the accommodation. Fiber is eligible, guaranteeing a fast and reliable internet connection. Virtual tour available on request.

Fees and charges :

Annual current expenses 1 765 €

Well condominium

32 lots in the condominium 265 000 € fees included

