

**99 900 €**

**Contact agency**

**WE INVEST**

3 rue combarel

12000 Rodez

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**For sale house**

**3 rooms**

**Surface : 60 m²**

**Features :**

double glazing, CALM

2 bedroom

1 bathroom

1 WC

**Energy class (dpe) : E**

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

Document non contractuel



### House 185 Onet-le-Château

Charming and bright country house 8 minutes from RODEZ Imagine yourself in this charming country house, a true haven of peace where every detail has been designed for your comfort and well-being. With its 60 m² of living space, this property offers a pleasant and functional living space, perfect for a family or a couple seeking tranquility. The house consists of three main rooms, including two cozy bedrooms and a living room. Double-glazed windows ensure optimal insulation, protecting you from noise and temperature fluctuations. You can park 2 vehicles in front of the house. The sanitation system complies with current standards, ensuring a reliable and secure installation. In addition, the house is eligible for fiber optics, allowing you to benefit from a fast and efficient internet connection. Imagine waking up every morning in this country house, surrounded by nature and calm while remaining 8 minutes from RODEZ and amenities. This country house is vacant and ready to welcome new owners. Don't miss this unique opportunity to live in a peaceful and welcoming environment. It is a village house so there is no private land but a calm environment and hiking trails a stone's throw from the house, all just 8 minutes from RODEZ and 5 minutes from DRUELLE and the first shops. This property will be perfect for a main residence or for investors wishing to increase their profitability by the absence of charges linked to the trustees and as an owner. For more information or visits



to a possible first offer price, including negotiation fees, it being specified that this price is not necessarily the price at which the seller wishes to sell.

**Fees and charges :**

www.annoncefrance.immo

99 900 € fees included