

**119 900 €**

**Contact agency**

**WE INVEST**

3 rue combarel

12000 Rodez

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**For sale house**

**4 rooms**

**Surface : 101 m²**

**Surface of the living : 22 m²**

**Surface of the land : 1077 m²**

**Year of construction : 1964**

**Exposition : Nord ouest**

**View : Panoramique**

**Hot water : Gaz**

**Inner condition : to renovate**

**Couverture : slate**

**Features :**

double glazing

3 bedroom

1 terrace

1 shower

2 WC

2 parkings

2 cellars

**Energy class (dpe) : F**

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

Document non contractuel



### House 203 Le Monastère

Detached House with Panoramic View! Are you looking for a well-located house, not overlooked and in a peaceful location? So, I present to you this 2-story house, spread over 5 rooms, built in 1964. After a renovation to your taste, it will be pleasant to live in thanks to its location and its proximity to amenities. It is arranged as follows: A bright living room of 22 m², bathed in light thanks to its double exposure, a separate kitchen with access to a large balcony of 10 m² with a panoramic view, a toilet. Upstairs, you will find 3 spacious and cozy bedrooms, perfect for giving everyone their own personal space, as well as a bathroom with toilet. The openings are double-glazed aluminum and the heating and hot water are generated by a gas boiler. In the basement, there are 2 cellars and the attic offers additional storage space, perfect for storing your belongings. In terms of parking, a private space with the possibility of creating another will guarantee you peace of mind when parking your vehicles. Don't miss this unique opportunity to make this house your new home. Contact us today to arrange a viewing and discover the full potential of this property for yourself. Nearby you will find several convenient amenities: A kindergarten, elementary school, bakery, pharmacy, doctors and a park are just a 7-minute walk away. The house is eligible for high-speed internet. Contact us now to schedule a visit!

Fees and charges :

