

## Price on request

Contact agency

**WE INVEST**

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**For sale house**

**5 rooms**

**Surface : 126 m²**

**Surface of the living : 53 m²**

**Surface of the land : 251 m²**

**Year of construction : 1963**

**Exposition : Sud**

**Hot water : Electrique**

**Features :**

Jacuzzi spa, Pellet stove, double glazing,  
Laundry room

3 bedroom

2 terraces

1 shower

2 WC

1 garage

2 parkings

**Energy class (dpe) : F**

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

Document non contractuel



## House 215 Rodez

Fully renovated townhouse with garage and exterior Discover this charming semi-detached house, bathed in light thanks to its dual aspect, ready to welcome you immediately. With its 126.85 m² of living space, this property combines comfort and space, spread over two levels. Imagine yourself in a spacious 53 m² living room, perfect for family gatherings or evenings with friends, equipped with a pellet stove. The fitted and equipped kitchen is a real asset for cooking enthusiasts. Also on the ground floor, an 8.5 m² office can be converted into a 4th bedroom for a single-story bed. The upper floor of the house includes three spacious bedrooms with closets, a large bathroom of almost 10m² and a dressing room of approximately 6m². The mezzanine, accessible from both inside and outside, has been well thought out and fitted out, and consists of a garage of approximately 24m², a boiler room/laundry room and a large room of 24.5m² for leisure purposes (gym, lounge area, etc.) From the latter, we access a very beautiful terrace on plots of more than 27m² covered by a bioclimatic pergola, south side, with summer lounge and 5-seater jacuzzi, perfect for relaxing after a day of work,. The house also has a second terrace on the north side of 20m². The exteriors also offer the possibility of parking two vehicles in addition to the space in the garage. Built in 1963, this house has been completely renovated and benefits from gas central heating and PVC windows with double glazing, ensuring optimal insulation. The sanitation

