

**416 000 €**

**Contact agency**

**WE INVEST**

3 rue combarel

12000 Rodez

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**For sale property**

**Surface : 195 m²**

**Surface of the living : 195 m²**

**Surface of the land : 4191 m²**

**Year of construction : 1973**

**Exposition : Sud est**

**View : Dégagée**

**External condition : GOOD**

**Couverture : slate**

**Features :**

Pellet stove, Bedroom on ground floor, double glazing, Laundry room, CALM

5 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

2 parkings

2 cellars

**Energy class (dpe) : E**

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

Document non contractuel



## Property 206 Luc-la-Primaube

Charming Traditional House Discover this magnificent house of 195 m² of living space, nestled in a green and peaceful setting less than 5 minutes from all amenities. Built in 1973, this residence combines old-world charm with modern comfort, offering a spacious and bright living space. Imagine yourself in a spacious 46 m² living room bathed in natural light, perfect for hosting family gatherings or entertaining. The six rooms, including five bedrooms, offer a cozy and comfortable living space for the whole family. The house has two bathrooms, guaranteeing comfort and practicality on a daily basis. PVC openings and double-glazed doors ensure optimal insulation, while central heating allows you to regulate the temperature according to your needs. The fully fitted and equipped kitchen is a true living space where you can give free rein to your culinary creativity. You'll also appreciate the two terraces and the balcony, ideal for enjoying sunny days and starry evenings. The park of approximately 4000 m² is a true haven of peace, perfect for children who can play there in complete safety, or for gardening enthusiasts. It is wooded and you can enjoy several fruit trees (plum, cherry, pear trees) On the mezzanine floor, in one of the two garages, a large workshop of approximately 49m² has been fitted out with a large custom-made wooden window. A pellet stove has been installed to heat the space. Behind this first workshop, a second one of approximately 12m². Also on the mezzanine, a garage with a surface area of approximately 39m², two cellars, the boiler room and a large room used as a laundry room and summer kitchen with a surface area of approximately 41m² in which is also located the pellet boiler silo. The house is in good condition inside, ready to welcome new owners to write their own story. Within a 5 to 10 minute drive, you will find several convenient amenities: nurseries, preschools and elementary schools, middle schools, high schools, a lake, a hospital, and several general practitioners. Drone shots to get an idea of the environment on request.

**Fees and charges :**

**416 000 € fees included**

www.annoncefrance.immo

