

299 900 €

Contact agency

**WE INVEST**

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**For sale mansion**

**6 rooms**

**Surface : 178 m²**

**Surface of the land : 467 m²**

**Exposition : Sud ouest**

**Features :**

Pellet stove, double glazing, CALM

5 bedroom

1 bathroom

2 show ers

3 WC

3 parkings

4 cellars

**Energy class (dpe) : D**

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

Document non contractuel



### Mansion 140 Rodez

Lovers of stone and modernity, come and discover this stone property complex of 350m² ideally located in the countryside and less than 10 minutes from Rodez!

This set consists of: - 1 bright stone house of 160m² tastefully renovated in 2022 with one objective, to keep the charm of the stone while modernizing the interior.

You will find a bright hall with mezzanine, 4 large bedrooms, 1 bathroom, 1 shower room, 2 WCs 1 large kitchen living area with cathedral living room - 4 large cellars including 2 vaulted cellars! For an area of 80m² - 1 studio of 20m² to renovate (budget estimated at €12,000) adjoining the house, but independent for friends or short-term rental - 1 stone house out of water of approximately 60m² that can be extended on the adjacent building plot (CU accepted) - 1 stone barn of 30m² on the ground with its building land and its well! Its geographical location will allow you to be quiet in the countryside while being close to all amenities, services and transport: - Rodez at 9 min - Hospital 10 min away - Supermarket 9 minutes away - Train station 10 mins away - Airport 10 min This house is connected to mains drainage This set will be perfect both for people looking for a property with character full of charm as well as for investors wishing to create a heritage thanks to the stone annexes on their building land. A large building already renovated and a strong potential for heritage development at the gates of Rodez

Fees and charges :

