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**Price on request**

**Contact agency**

## WE INVEST

3 rue combarel

12000 Rodez

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**For sale house**

**6 rooms**

**Surface : 167 m<sup>2</sup>**

**Surface of the living : 31 m<sup>2</sup>**

**Surface of the land : 3500 m<sup>2</sup>**

**Year of construction : 1971**

Hot water : Fuel

### Features :

Bedroom on ground floor, double glazing

5 bedroom

3 show ers

3 WC

1 garage

2 cellars

Energy class (dpe) : C

Emission of greenhouse gases (ges) : D

Document non contractuel



## House 219 Valady

Traditional House on the Outskirts of RODEZ This beautiful traditional house from 1970, with a living space of 167 m<sup>2</sup>, is a true family haven, ideally located just 15 minutes from Rodez and only 10 minutes from MARCILLAC. With 6 rooms, including 5 bedrooms of 10 m<sup>2</sup> each and one measuring 18 m<sup>2</sup>, it offers comfort as well as a generous and bright living area. The living room, covering 31 m<sup>2</sup>, is the beating heart of this home. Picture yourself welcoming your loved ones here, sharing unforgettable moments over a delicious meal in the semi-open 10 m<sup>2</sup> kitchen, or simply unwinding after a long day next to the stylish wood stove. The double-glazed windows ensure excellent insulation throughout the house. A veranda, accessible from the living area, lets you enjoy the outdoors. The house features two bathrooms, providing unmatched everyday convenience. Two separate toilets, including one upstairs, add practicality to your daily routine. Adjacent to the upstairs bathroom, the insulated attic offers the potential for a walk-in closet, a much-appreciated extra. Parking is accommodated with an indoor space including a large 24 m<sup>2</sup> garage and an outdoor area, perfect for several vehicles. The interior is well-maintained, reflecting careful upkeep and attention to detail. Individual heating is provided by a condensing oil boiler and the wood stove, ensuring a comfortable temperature throughout the year. The 75 m<sup>2</sup> basement



pool, or simply relaxing in your living room by the fire. This house is much more than just a home—it's a genuine retreat where you can create unforgettable memories. At the top of the land, there is an annex for storing garden equipment and a garage, currently able to accommodate a trailer, measuring approximately 32 m<sup>2</sup>. Nearby, you will find several convenient amenities to make daily life easier. A restaurant is just a 5-minute walk away, perfect for spontaneous dinners. Several

grocery stores are quickly accessible, along with a kindergarten and elementary school, ideal for families. A bus stop is also 5 minutes on foot, providing fast and convenient connections. Several general practitioners and a hospital are reachable within a 10-minute drive, ensuring excellent access to healthcare and peace of mind.

Fees and charges :