

## Price on request

Contact agency

**WE INVEST**

3 rue combarel

12000 Rodez

05 65 68 00 92 /

contact@occimmoconseil.com

### For sale property

12 rooms

Surface : 207 m²

Surface of the land : 3310 m²

Year of construction : 1949

### Features :

POOL, double glazing

7 bedroom

1 bathroom

1 shower

3 WC

4 parkings

Energy class (dpe) : E

Emission of greenhouse gases (ges) : G



## Property 167 Nauviale

Property with panoramic view 20 minutes from Marcillac Vallon, this group of 207m² stone houses dating from before 1949, nestled on a plot of 3310m², offers an exceptional living environment with one of the most beautiful views of our Vallon landscapes. - The first house offers you a 40m² living room with an open kitchen and a magnificent fireplace. It includes 3 bedrooms, 1 bathroom with WC and a multipurpose space that can be used as an office, games room ... 2 beautiful cellars complete the whole. - The second house, just as functional with its 2 floors, is currently used as a rental cottage in the summer. It consists of a 25m² living room with a fireplace, a fitted kitchen, 4 bedrooms, a shower room with toilet and 1 separate toilet. Outside, a 5x10m swimming pool completes this unique property. A large workshop, a barn, a dry shed and a stone bread oven to be restored complete the whole.

Fees and charges :

Document non contractuel

