

**\** 05 65 68 00 92

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## Price on request

For sale apartment

3 rooms

Surface: 68 m²

Year of construction: 2002 Hot water: Collective

Features:

lift, double glazing, gated, Stores

électriques

2 bedroom

1 terrace

1 show er

1 WC

1 garage

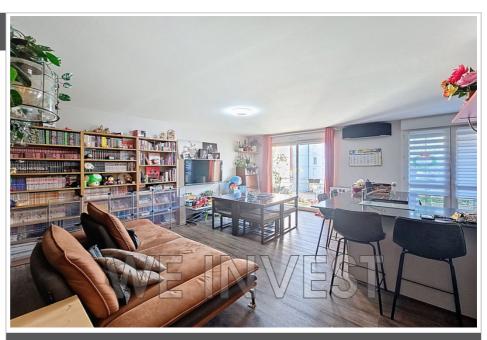
1 cellar

Energy class (dpe): B

Emission of greenhouse gases (ges): B

Document non contractuel 03/11/2025 - Prix T.T.C





## **Apartment 212 Rodez**

In the Bourran neighborhood, we offer for sale a bright T3 apartment of 68 m<sup>2</sup> located on the 2nd floor of a 4-story building constructed in 2002. This apartment combines modernity and comfort, featuring an elevator for easy access to your new cozy home. Natural light floods the rooms thanks to large double-glazed PVC/Aluminum windows. The 9 m² balcony provides an ideal outdoor space to enjoy the nice weather. This apartment includes 2 spacious bedrooms, a modern shower room, and a separate toilet for added convenience. The open kitchen blends seamlessly into the living area, creating a friendly and inviting space. Individual heating ensures a comfortable temperature all year round. A 22 m<sup>2</sup> garage offers peace of mind for parking your vehicle securely. Additionally, a 2.50 m² cellar allows you to store your belongings with ease. Located in a lively and well-connected neighborhood, you will benefit from the immediate proximity of various amenities. Within a 5-minute walk, you'll find a daycare center, a school, grocery stores, bus stops, a park and garden for relaxing moments, as well as several general practitioners. A middle school is reachable within 5 minutes by car, and a hospital is just a 5-minute walk away. Eligible for high-speed internet and





74 lots in the condominium

WE INVEST - 3 rue Combarel - 12000 Rodez

Tél: 05 65 68 00 92 - contact@occimmoconseil.com

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