

Price on request

For sale apartment

4 rooms

Surface : 87 m²

Surface of the living : 20 m²

Year of construction : 1972

Exposition : Sud ouest

View : Dégagée

Hot water : Collective

Building condition : good

Features :

lift, double glazing, gated

3 bedroom

1 terrace

1 shower

1 WC

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel

01/11/2025 - Prix T.T.C



Apartment 237 Rodez

Bright and Spacious 3-Bedroom Apartment with Open Views Discover this beautiful, light-filled 3-bedroom apartment spanning 87.51 m², located on the 3rd floor of a 4-story building with an elevator. Built in 1972, this apartment offers a pleasant and practical living environment. Picture yourself in this generous, sunlit space with large windows that provide unobstructed views of the horizon. Thanks to its southwest exposure, you can enjoy stunning sunsets from your 16 m² balcony—perfect for relaxing moments with family or friends. The apartment features 3 comfortable bedrooms, including one with private access to the balcony, a bathroom, a separate WC, a fully equipped and fitted kitchen, and a living/dining room that also opens onto the balcony. Central heating is powered by a 2024 pellet boiler, ensuring a comfortable temperature throughout the year. In addition to the apartment, you will benefit from a 5.20 m² cellar to store your belongings. Utilities included in the charges: heating, hot water, and cold water. Situated in a lively neighborhood, you will have numerous amenities within less than a 2-minute walk. Don't miss the chance to live in a spacious and bright apartment in the heart of a vibrant and well-connected district. Contact us now to arrange a visit and see for



price does not necessarily reflect the seller's desired selling price.

Fees and charges : WE INVEST - 3 rue Combarel - 12000 Rodez

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

Annual current expenses 2 603 €

Carte professionnelle n°CPL 1202 2020 000 044 846 - RCS Rodez B 837 607 753

Well condominium

Code NAF 6831Z - SIRET 83760775300022 - Garantie financière : Pas de garantie financière nous ne détenons pas de fonds -

26 lots in the condominium