

## Price on request

**For sale apartment**

**4 rooms**

**Surface : 84 m²**

**Surface of the living : 31 m²**

**Year of construction : 1992**

**Exposition : Est**

**View : Dégagée**

**Hot water : Individuelle électrique**

**Building condition : good**

### Features :

lift, double glazing, gated, electric shutters

3 bedroom

1 terrace

1 shower

2 WC

1 garage

1 cellar

**Energy class (dpe) : D**

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

Document non contractuel

02/11/2025 - Prix T.T.C



## Apartment 231 Rodez

Bright T4 Duplex Apartment with Large Terrace Discover this stunning T4 duplex apartment, a true gem, located on the top floor of a quiet, well-maintained residence. With a living area of 84 m² (102 m² floor space), it features a spacious 31 m² living room filled with natural light that opens onto a magnificent 43 m² terrace offering unobstructed views of the Sacré-Cœur and the Aubrac mountains. The apartment includes three bedrooms (one on the ground floor), a modern shower room, two toilets, and a fully fitted and equipped independent kitchen with direct access to the terrace. PVC double-glazed windows ensure optimal thermal comfort, complemented by state-of-the-art individual electric heating. A 22 m² underground closed garage and a private 3.7 m² cellar complete this rare property in the city center. Just a two-minute walk from all amenities and eligible for fiber-optic internet, this apartment combines comfort, convenience, and a pleasant living environment. A true gem not to be missed!

**Fees and charges :**

**Annual current expenses 1 478 €**

**Well condominium**



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