

Price on request

For sale house

5 rooms

Surface : 126 m²

Surface of the living : 53 m²

Surface of the land : 251 m²

Year of construction : 1963

Exposition : Sud

Hot water : Electrique

Features :

Jacuzzi spa, Poêle à granules, double glazing, Buanderie

3 bedroom

2 terraces

1 shower

2 WC

1 garage

2 parkings

Energy class (dpe) : F

Emission of greenhouse gases (ges) : E

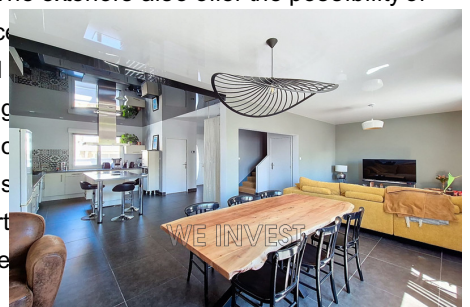
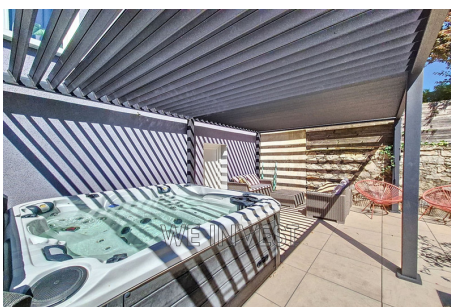
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02/08/2025 - Prix T.T.C



House 215 Rodez

Fully renovated townhouse with garage and exterior Discover this charming semi-detached house, bathed in light thanks to its dual aspect, ready to welcome you immediately. With its 126.85 m² of living space, this property combines comfort and space, spread over two levels. Imagine yourself in a spacious 53 m² living room, perfect for family gatherings or evenings with friends, equipped with a pellet stove. The fitted and equipped kitchen is a real asset for cooking enthusiasts. Also on the ground floor, an 8.5 m² office can be converted into a 4th bedroom for a single-story bed. The upper floor of the house includes three spacious bedrooms with closets, a large bathroom of almost 10m² and a dressing room of approximately 6m². The mezzanine, accessible from both inside and outside, has been well thought out and fitted out, and consists of a garage of approximately 24m², a boiler room/laundry room and a large room of 24.5m² for leisure purposes (gym, lounge area, etc.) From the latter, we access a very beautiful terrace on plots of more than 27m² covered by a bioclimatic pergola, south side, with summer lounge and 5-seater jacuzzi, perfect for relaxing after a day of work,. The house also has a second terrace on the north side of 20m². The exteriors also offer the possibility of



Fees and charges :

WE INVEST - 3 rue Combarel - 12000 Rodez

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