

289 000 €

For sale maison en pierre

5 rooms

Surface : 155 m²

Surface of the living : 35 m²

Surface of the land : 947 m²

Year of construction : 1969

Exposition : Sud ouest

Inner condition : good

Couverture : slate

Features :

Piscine, Poêle à bois, Bedroom on ground floor, double glazing, Buanderie, Portail automatique

3 bedroom

1 terrace

1 shower

2 WC

1 garage

4 parkings

1 cellar

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

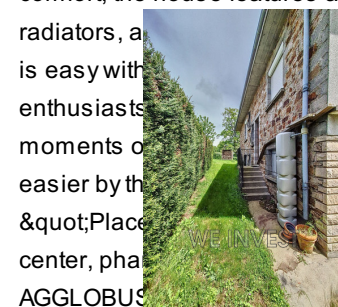
Document non contractuel

03/06/2025 - Prix T.T.C



Maison en pierre 200 Luc-la-Primaube

Rare on the market! In the heart of PRIMAUBE, I invite you to come and discover this magnificent detached house, built in 1969, it offers you an exceptional living environment with a living area of 155 m². Sitting on a plot of 947 m², it is bathed in light thanks to its triple exposure. The house extends over three levels, offering a harmonious distribution of five rooms, including three comfortable bedrooms with the potential for an additional bedroom. On the ground floor, there is a 35 m² garage, a laundry room, a bedroom, a WC and a boiler room. On the first level, a spacious 35 m² living room/dining room opening onto a 15 m² terrace will welcome you, it is equipped with a recent wood stove perfect for a warm atmosphere on winter evenings. The equipped kitchen, a kitchenette type, benefits from a pantry for additional storage as well as direct access to the terrace. Two bedrooms, an office, a toilet and a shower room with bathtub complete this level. The second level is fitted out as a large bedroom of 26 m² on the ground floor, ideal for a teenager or for entertaining. Double-glazed PVC/aluminum windows, electric shutters, and attic insulation guarantee optimal insulation. For your comfort, the house features a pellet boiler installed in 2021, coupled with cast iron



radiators, a hot water system, a swimming pool with children's area, a garden with family opportunities. Just a 5-minute drive from the center, pharmacy, supermarket, making your life easier!

Fees and charges : 3 rue Combarel - 12000 Rodez

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

289 000 € fees included

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

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