

Price on request

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 :

pool, 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

03/09/2025 - Prix T.T.C



Maison en pierre 200 Luc-la-Primaube

Right in the heart of PRIMAUBE, I invite you to discover this stunning detached house, built in 1969, offering an exceptional living environment with a living area of 155 m². Set on a 947 m² plot, it is flooded with natural light thanks to its triple exposure. The house spans three levels, featuring a well-balanced layout with five rooms, including three comfortable bedrooms and the potential for an additional bedroom. On the ground floor, you will find a 35 m² garage, a laundry room, a bedroom, a toilet, and a boiler room. The first floor welcomes you with a spacious 35 m² living/dining room opening onto a 15 m² terrace. It is equipped with a recent wood stove, perfect for creating a cozy atmosphere on winter evenings. The fitted kitchen, designed as a kitchenette, includes a pantry for extra storage and direct access to the terrace. Two bedrooms, an office, a toilet, and a bathroom with a bathtub complete this level. The second floor is arranged as a large 26 m² bedroom (floor area), ideal for a teenager or for hosting guests. The PVC/aluminum double-glazed windows, electric shutters, and attic insulation ensure optimal thermal performance. For your comfort, the house is heated and supplied with hot water by a pellet boiler installed in 2021, coupled with cast iron



Fees and charges :

WE INVEST - 3 rue Combarel - 12000 Rodez

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

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