

315 000 €

For sale house

6 rooms

Surface : 130 m²

Surface of the land : 722 m²

Year of construction : 1995

Features :

Jacuzzi spa, Bedroom on ground floor,
double glazing

4 bedroom

1 terrace

1 bathroom

1 WC

1 garage

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel

10/05/2024 - Prix T.T.C



House 75 La Loubière

Less than 15 minutes from RODEZ in the town of Lioujas detached house of approximately 130m² in very good condition on 722m² of wooded and fenced land. This property is composed on the ground floor : - 2 bedrooms - Bathroom with double sink - WC - Kitchen opening directly onto the covered terrace with cellar and garage access - Living room overlooking the garden - A large garage Upstairs : - 2 bedrooms - 1 loft - 1 office area - 1 adjoining attic with a bedroom that can be converted into a shower room + dressing room allowing the creation of a large master suite of 25 m² Land : - You will have a plot entirely enclosed by a plant hedge not overlooked and allowing the creation of several living spaces: outdoor garden furniture, play area with swing, garden. - The land also has a closed and sheltered jacuzzi that can be used before and after the season! Nearby you will find: - School: 5 minutes on foot - Bar tabac de pain: 15 minutes on foot, 2 minutes by car - Recreation ground and gym: 5 minutes on foot - Shopping center: 5 minutes by car The + of this property: - Possibility to live on one level - You can live in the property as it is - Fully fenced plot - You enjoy all the amenities nearby while being quiet - You benefit from a low property tax on the municipality! Diagnoses in



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