

Price on request

For sale house

6 rooms

Surface : 167 m²

Surface of the living : 31 m²

Surface of the land : 3500 m²

Year of construction : 1971

Hot water : Fuel

Features :

Bedroom on ground floor, double glazing

5 bedroom

3 showers

3 WC

1 garage

2 cellars

Energy class (dpe) : C

Emission of greenhouse gases (ges) : D

Document non contractuel

31/08/2025 - Prix T.T.C



House 219 Valady

Traditional House on the Outskirts of RODEZ This beautiful traditional house from 1970, with a living space of 167 m², is a true family haven, ideally located just 15 minutes from Rodez and only 10 minutes from MARCILLAC. With 6 rooms, including 5 bedrooms of 10 m² each and one measuring 18 m², it offers comfort as well as a generous and bright living area. The living room, covering 31 m², is the beating heart of this home. Picture yourself welcoming your loved ones here, sharing unforgettable moments over a delicious meal in the semi-open 10 m² kitchen, or simply unwinding after a long day next to the stylish wood stove. The double-glazed windows ensure excellent insulation throughout the house. A veranda, accessible from the living area, lets you enjoy the outdoors. The house features two bathrooms, providing unmatched everyday convenience. Two separate toilets, including one upstairs, add practicality to your daily routine. Adjacent to the upstairs bathroom, the insulated attic offers the potential for a walk-in closet, a much-appreciated extra. Parking is accommodated with an indoor space including a large 24 m² garage and an outdoor area, perfect for several vehicles. The interior is well-maintained, reflecting careful upkeep and attention to



approved. Imagine strolling through your garden or tending your vegetable patch, basking in the sunlight with enough room and the possibility to install a swimming pool, or simply relaxing in your living room by the fire. This house is much more than just a home—it's a genuine retreat where you can create unforgettable memories. At the top of the land, there is an annex for storing garden equipment and a garage, currently able to accommodate a trailer, measuring approximately 32 m². Nearby, you will find several convenient amenities to make daily life easier.

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

A restaurant is just a 5-minute walk away, perfect for spontaneous dinners. Several grocery stores are quickly accessible, along with a kindergarten and elementary school, ideal for families. A bus stop is also 5 minutes on foot, providing fast and convenient connections. Several general practitioners and a hospital are reachable within a 10-minute drive, ensuring excellent access to healthcare and peace of mind.

Fees and charges :