

## Price on request

For sale house

8 rooms

Surface : 217 m²

Surface of the land : 2615 m²

Year of construction : 1975

### Features :

Bedroom on ground floor, double glazing

6 bedroom

1 terrace

1 bathroom

2 showers

3 WC

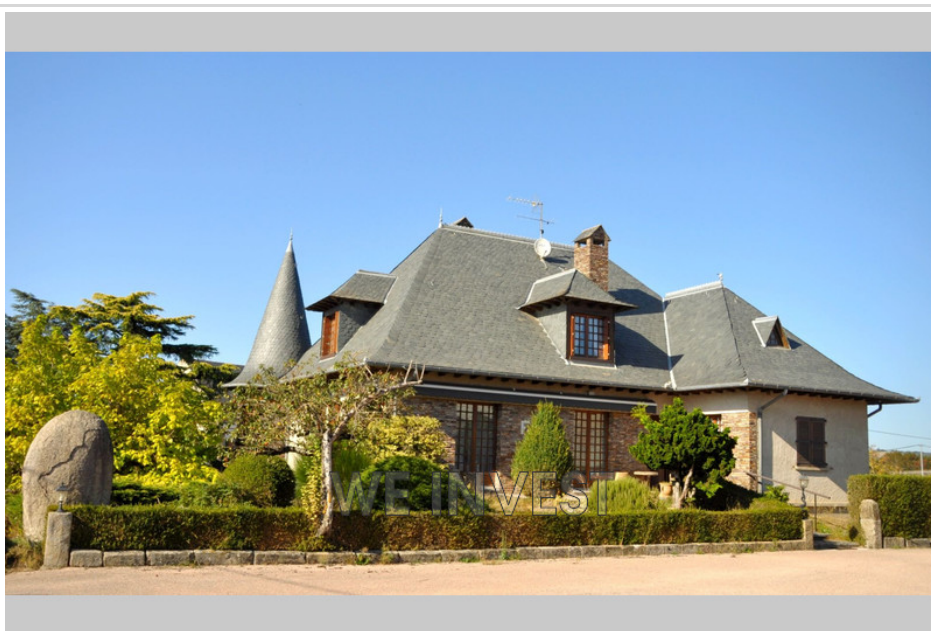
1 garage

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel

30/06/2025 - Prix T.T.C



## House 86 Naucelle

Beautiful traditional house full of charm with vast volumes and its fenced and wooded land, ideally located on the Rodez Albi Axis This 217m² house is made up of a single level space including 2 bedrooms, a bathroom, a toilet, a kitchen with dining room, a large bright living room opening onto a south-facing terrace, and an office with access to a balcony. Upstairs, you will have 3 additional bedrooms as well as a bathroom, a 2nd toilet and an attic. Finally this property also has a total basement of 150m² consisting of a summer kitchen, a shed, a wine cellar, a 6th bedroom and WC/SDE All on a wooded and fenced plot of 2615m² The advantages of this property : - 6 bedrooms including 2 accessible on one level - Full basement - 25 minutes from Rodez - 30 minutes from Albi - Wooded and fenced land In addition to this house you have the possibility of acquiring for €149,900 : - A hangar, part of which is already rented for €300/month - A hangar free of any occupation for approximately 250m² - A house with 2 bedrooms free of occupancy, but previously rented for €500/month Or €800 of rental income/month. All on more than 3000m² of land For any information or visits contact Guillaume on 0762555254



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