

149 900 €

Contact agency

**WE INVEST**

3 rue combarel

12000 Rodez

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**For sale apartment**

**4 rooms**

**Surface : 86 m<sup>2</sup>**

**Surface of the living : 32 m<sup>2</sup>**

**Year of construction : 1966**

**Exposition : Sud**

**View : Panorama urbain**

**Hot water : Collective**

**Building condition : GOOD**

**Features :**

lift, double glazing, gated, CALM, residential

2 bedroom

2 terraces

1 bathroom

1 WC

1 garage

1 cellar

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : D**

Document non contractuel



## Apartment 169 Rodez

New in your WE INVEST agency! Bright, 86 m<sup>2</sup>, 2-bedroom apartment with breathtaking views. Come and discover this magnificent 86 m<sup>2</sup> dual-aspect apartment, located on the 5th floor of a well-maintained residence with elevator. Ideally designed, it offers quality services and a breathtaking 180 degree unobstructed view. Features : - A spacious living room of 32 m<sup>2</sup> giving access to a large balcony - Fitted, functional and modern kitchen opening onto a 2nd balcony - Large bathroom equipped with a shower and a bathtub - Two bright bedrooms - A garage box - A cellar - Double exposure, guaranteeing optimal brightness throughout the day Clear view of the surroundings Additional assets: - Quiet and secure residence - Elevator for easy access Bus stop near the building, line A every 20 minutes, making your travel easier Ideal for a family or a couple looking for comfort, this property will seduce you with its location and its many advantages. The condominium charges include (heating with distributors, hot water). To visit without delay! Contact Guillaume SANCHEZ on 07 62 55 52 54 (RSAC 891 208 936) to arrange a viewing and fall under the spell of this apartment.

Fees and charges :

Annual current expenses 1 680 €

Well condominium

250 lots in the condominium, 149 900 € fees included

