

89 900 €

Contact agency

OCC'Immo Conseil

3 rue combarel

12000 Rodez

05 65 68 00 92 /

contact@occimmoconseil.com

For sale house

3 rooms

Surface : 70 m<sup>2</sup>

2 bedroom

1 bathroom

1 WC

1 cellar

Energy class (dpe) : E

Emission of greenhouse gases (ges) : D

Document non contractuel



## House 160 Marcillac-Vallon

Discover this charming house in Valady Imagine living in a house that combines the charm of the old with the comfort of the modern. Located in the heart of Valady, this 70 m<sup>2</sup> house, renovated in 2017, is an ideal investment for a first purchase, investors or people looking for a second home. With its two levels and three rooms, it offers an ideal living environment for a small family or a couple looking for tranquility. Upon entering this residence, you will immediately be seduced by its authentic character. The equipped kitchen is a real asset, allowing you to prepare delicious meals in a functional and pleasant space. This house also has a large cellar of 45 m<sup>2</sup>, ideal for storing your personal belongings or for creating additional storage space. The individual heating type ensures a gentle and constant heat, allowing you to fully enjoy your interior all year round. Amenities are plentiful and accessible within minutes: a nursery school, elementary school and middle school are within a 10-minute drive, while two supermarkets and two restaurants are just 5 minutes away. A hospital and a GP are also within 10 minutes, ensuring optimum safety and peace of mind. Don't miss this unique opportunity to live in a house that combines history and modernity. Contact us today to arrange a visit and discover for yourself the full potential of this charming residence.

Fees and charges :

89 900 € fees included

