

365 000 €

Contact agency

WE INVEST

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For sale mansion

7 rooms

Surface : 180 m<sup>2</sup>

Surface of the land : 730 m<sup>2</sup>

Exposition : Sud ouest

Features :

Pellet stove, double glazing, CALM

5 bedroom

1 bathroom

2 show ers

3 WC

3 parkings

4 cellars

Energy class (dpe) : D

Emission of greenhouse gases (ges) : E

Document non contractuel



## Mansion 127 Druelle

Lovers of stone and modernity, come and discover this stone property complex of 350m<sup>2</sup> ideally located in the countryside and less than 10 minutes from Rodez! This set consists of: - 1 bright stone house of 160m<sup>2</sup> tastefully renovated in 2022 with one objective, to keep the charm of the stone while modernizing the interior. You will find a bright hall with mezzanine, 4 large bedrooms, 1 bathroom, 1 shower room, 2 WCs 1 large kitchen living area with cathedral living room - 4 large cellars including 2 vaulted cellars! For an area of 80m<sup>2</sup> - 1 studio of 20m<sup>2</sup> to renovate (budget estimated at €12,000) adjoining the house, but independent for friends or short-term rental - 1 stone house out of water of approximately 60m<sup>2</sup> that can be extended on the adjacent building plot (CU accepted) - 1 stone barn of 30m<sup>2</sup> on the ground with its building land and its well! Its geographical location will allow you to be quiet in the countryside while being close to all amenities, services and transport: - Rodez at 9 min - Hospital 10 min away - Supermarket 9 minutes away - Train station 10 mins away - Airport 10 min This house is connected to mains drainage This set will be perfect both for people looking for a property with character full of charm as well as for investors wishing to create a heritage thanks to the stone annexes on their building land. A large building already renovated and a strong potential for heritage development at the gates of Rodez

