

185 000 €

For sale apartment

4 rooms

Surface : 81 m<sup>2</sup>

Inner condition : good

Features :

double glazing

3 bedroom

1 terrace

1 shower

1 WC

1 parking

1 cellar

Energy class (dpe) : E

Emission of greenhouse gases (ges) : F

Document non contractuel

05/02/2025 - Prix T.T.C



### Apartment 164 Rodez

4-room apartment ideal for investors, shared accommodation near student center  
Discover this bright and spacious 4-room apartment located near the university center and the train station. Designed to offer optimal comfort, this 81 m<sup>2</sup> apartment is ideal for an investor wishing to boost their investment with a furnished shared accommodation or for an investor looking for the tranquility of a bare rental with a family. This dual-aspect apartment has been carefully maintained and is in good condition. It has 4 rooms, including 3 comfortable bedrooms, a modern shower room and toilet. The living room and the kitchen open to the living room are bathed in natural light thanks to the large double-glazed openings, guaranteeing optimal sound and thermal insulation. A balcony invites you to enjoy the beautiful days and create an outdoor relaxation area. In addition, outdoor parking is available to facilitate your daily travels. A cellar is also included, providing additional space for storing your belongings. This apartment is sold free of any occupation, ready to welcome new owners wishing to live there or invest there. Imagine living in this warm and functional apartment, where each room tells a story of comfort and well-being. The living spaces are designed to promote conviviality and relaxation,



be seduced by this apartment ideally located in Rodez

OCC'Immo Conseil - 3 rue Combarel - 12000 Rodez

Fees and charges :

Tél: 05 65 68 00 92 - contact@occimmoconseil.com

Well condominium

Carte professionnelle n°CPI 1202 2020 000 044 846 - RCS Rodez B 837 607 753

185 000 € fees included