

**\$** 05 65 68 00 92

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## 220 000 €

For sale house Surface : 76 m<sup>2</sup>

Surface of the land : 514 m<sup>2</sup> Year of construction : 1996

3 bedroom

1 terrace

1 show er

1 garage

Energy class (dpe) : D Emission of greenhouse gases (ges) : E

Document non contractuel 22/10/2024 - Prix T.T.C

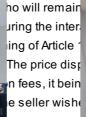




## House 139 Luc-la-Primaube

Charming detached house nestled in a green setting in Luc-la-Primaube Discover this charming single-storey detached house, located on a plot of 514 m<sup>2</sup>, in the peaceful town of Luc-la-Primaube (12450). Built in 1995, this 76 m<sup>2</sup> residence offers an ideal living environment for a family looking for peace and comfort. Inside, you will find 4 rooms, including 3 spacious and bright bedrooms, as well as indoor parking. The wooded garden, a true haven of peace, invites you to relax and spend friendly moments with family or friends. Located close to amenities, this property offers you quick access to a nursery, a kindergarten and an elementary school (10 min walk or by car), as well as several general food stores (5 min drive). You will also appreciate the presence of a park and a restaurant within a few minutes walk, as well as a hospital and several general practitioners within a 10 min drive. This house is eligible for high-speed internet and fiber, ensuring you an optimal connection. Contact us now to arrange a viewing and discover the full potential of this charming house! This property is for sale in an interactive sale conducted by ENCHERES IMMO. No additional costs are expected for either the buyer or the seller. Participation in the interactive sale is subject to prior approval. All offers will

be transmit follow up or and final of simple inte offer price in necessarily Fees and c 220 000 € f





OCC'Immo Conseil - 3 rue Combarel - 12000 Rodez Tél: 05 65 68 00 92 - contact@occimmoconseil.com Carte professionnelle n°n°CPI 1202 2020 000 044 846 - RCS Rodez B 837 607 753 Code NAF 6831Z - SIRET 83760775300022 - Garantie financière : Pas de garantie financière nous ne détenons pas de fonds -