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## 365 000 €

For sale maison de caractère

6 rooms

Surface: 180 m²

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

Features:

Poele à granules, double glazing, calm

5 bedroom

1 bathroom

2 showers

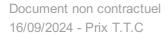
3 WC

3 parkings

4 cellars

Energy class (dpe): D

Emission of greenhouse gases (ges): E







## Maison de caractère 127 Rodez

Lovers of stone and modernity, come and discover this stone property complex of 350m² ideally located in the countryside and less than 10 minutes from Rodez! This set consists of: - 1 bright stone house of 160m² 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 60m² that can be extended on the adjacent building plot (CU accepted) - 1 stone barn of 30m2 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





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