

## Price on request

### Contact agency

**Devier Immobilier Montpellier**

1, rue de Clos René

34000 Montpellier

04 67 22 28 00 / montpellier@devier-  
immobilier.com

### Rental apartment

**2 rooms**

**Surface : 34 m²**

**Surface of the living : 15 m²**

**View :** Verdure

**Hot water :** Individuelle électrique

**Inner condition :** renovated

### Features :

double glazing, AIR CONDITIONING, CALM,  
lift

1 bedroom

1 terrace

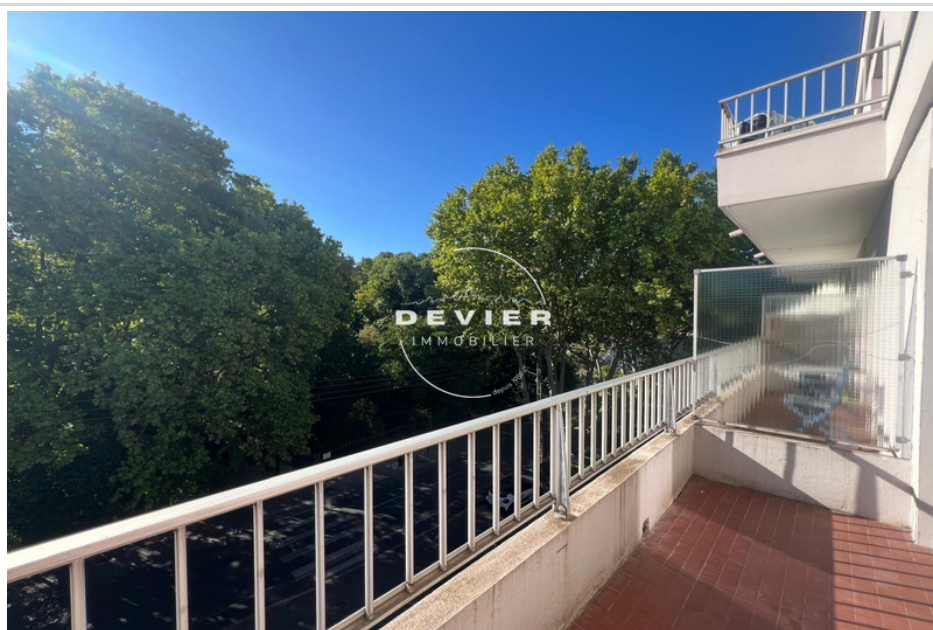
1 shower

1 WC

1 parking

**Energy class (dpe) :** D

**Emission of greenhouse gases (ges) :** B



## Apartment 8228 Montpellier

**FOR RENT - AVENUE DE SAINT MAUR – T2 APARTMENT** Opportunity in the sought-after Aubes neighborhood of Montpellier, a lovely two-room apartment for rent. Located on the 3rd floor with elevator access in a 6-story building, this 34m² apartment offers a bright living room, a fitted open kitchen, a well-lit bedroom with a small closet, a shower room, and separate toilet. It also features a 3.90m² balcony overlooking greenery. The apartment has been fully renovated, except for the flooring. Reversible air conditioning in the living room. Rent including charges: €680.00, of which €65.00 covers cold water consumption and recoverable building charges. Security deposit: €615.00. Tenant fees: €343.80, including €103.14 for the inventory of fixtures. Rent control zone: - Reference rent: €12.90/m² - Increased rent: €15.50/m² Estimated annual energy expenses for standard use: between €620.00 and €840.00 per year. Average prices indexed to 2021, 2022, and 2023 (subscriptions included).

Document non contractuel

