

**Price on request**

**Contact agency**

**Bochu Immobilier Location**

9 Place de la Liberté

34170 Castelnau-le-Lez

0467794410 / a.bochu@bochuimmobilier.com

**Rental apartment**

**3 rooms**

**Surface : 70 m²**

**View :** Jardin

**Features :**

lift, double glazing

2 bedroom

1 terrace

1 bathroom

1 WC

**Energy class (dpe) :** D

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

Document non contractuel

15/02/2026 - Prix T.T.C



### Apartment Montpellier

MONTPELLIER – in the Arceaux district, a beautiful 2-bedroom apartment of 70m² with a large terrace and tree-lined views. The apartment features an entrance with a large closet, an independent fitted and equipped kitchen (ceramic hob, extractor hood, cabinets, oven, fridge), a lovely living room opening onto the terrace, 2 bedrooms including one with built-in wardrobes, a bathroom, and a separate toilet. Nearby Transportation: Bus : - Line 6: "Collège Camille Claudel" stop, 3 minutes on foot : "La Gaillarde" stop, 4 minutes on foot - Line 7: "Pous de la sers" stop, 4 minutes on foot : "Maison des sports" stop, 3 minutes on foot - Line 10: "Portalière des masques" stop, 6 minutes on foot : "Erables" stop, 10 minutes on foot Tram : - Line 1: "Stade Philppidès" stop, 11 minutes on foot Available immediately Rent: €1,020 per month, charges included Provision for charges (property tax, co-ownership fees, cold water): €100 Security deposit: €920 Rental fees: €706.90 including tax Inventory fees: €212.28 including tax Total fees: €919.18 including tax Subject to rent control: - Reference rent: €826.71 - Higher rent limit: €994.85 - Lower rent limit: €581.50 Average energy costs indexed to 2021: between €815 and €1,103 per year. Information about risks related to this property can be found at the website Georisque.gouv.fr. BOCHU REAL ESTATE 04.67.79.44.10

