

## Price on request

Contact agency

**Devier Immobilier Montpellier**

1, rue de Clos René

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### Rental apartment

4 rooms

Surface : 85 m²

Surface of the living : 27 m²

Hot water : Individuelle gaz

Inner condition : GOOD

### Features :

lift, double glazing, CALM

3 bedroom

2 terraces

1 bathroom

1 WC

Energy class (dpe) : D

Emission of greenhouse gases (ges) : E



## Apartment 8332 Montpellier

**FOR RENT - T3/T4 Apartment - Montpellier Station - Rue Durand + 2 balconies**  
Rare opportunity! Spacious through-apartment of approximately 85m² living space featuring: a large living area, equipped kitchen, up to 3 bedrooms, a generous bathroom, and a separate WC. The apartment includes two balconies. Ideally located in the heart of Montpellier, in a quiet area! Available immediately! Rent: €1,340.00 including €80.00 charges (cold water + common area maintenance) Security deposit: €1,260.00 Tenant fees: €853.10 including €255.93 for the inventory of fixtures. Area subject to rent control: - Reference rent: €11.50/m² - Maximum rent: €13.80/m² Additional rent INCLUDED of €83 for 2 balconies and an extra 8m² room that can serve as a 3rd bedroom. Estimated annual energy expenses for standard use: €1,516.00 to €2,050.00. Average prices indexed over 2021, 2022, and 2023 (subscriptions included).

Document non contractuel

