

241 500 €

**Contact agency**

**Devier Immobilier Montpellier**

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**For sale apartment**

**2 rooms**

**Surface : 45 m<sup>2</sup>**

**Surface of the living : 16 m<sup>2</sup>**

**Year of construction : 1981**

**Exposition : Est ouest**

**View : Citadine**

**Hot water : Individuelle électrique**

**Features :**

Double vitrage Alu, gated, CALM, intercom,  
electric shutters, air conditioning

1 bedroom

2 terraces

1 shower

1 WC

1 parking

**Energy class (dpe) : F**

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



**Apartment 7911 Montpellier**

Montpellier Saint Eloi district / Hospitals - Faculties - near tram line 1 On the 3rd and last floor of a small condominium, T2 crossing apartment, composed of an entrance with cupboard and storage room, a double-oriented living room opening on one side onto the 31m<sup>2</sup> south-west facing terrace, and the 'other on the 15 m<sup>2</sup> balcony facing North East. Separate kitchen, bedroom, bathroom with toilet and cupboard. In annex: a parking space. Characteristics: it is rare to have a T2 with such a beautiful terrace, it will target customers looking for a favorite. Strong points: double glazing, electric roller shutters on all joinery, crossing, top floor, plenty of storage space. Weak points: no elevator, electrical panel to be reviewed (pending diagnostics).

Fees and charges :

Annual current expenses 1 404 €

Well condominium

30 lots in the condominium 241 500 € fees included

Document non contractuel

