

**Price on request**

**Contact agency**

**Acanthe Immobilier**

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**For sale apartment**

**2 rooms**

**Surface : 40 m²**

**Surface of the living : 22 m²**

**Year of construction : 2024**

**Exposition : Sud**

**View : Panorama urbain**

**Inner condition : excellent**

**Standing : residential**

**Building condition : NEW**

**Features :**

lift, double glazing, gated, CALM, electric blinds, Visitor Parking

1 bedroom

1 terrace

1 shower

1 WC

1 garage

1 parking

**Energy class (dpe) : A**

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

Document non contractuel



### Apartment 3460 Montpellier

Montpellier's Restanque eco-district!! Beautiful 2-room apartment with a surface area of 40.7 m², located in the "Nova Park" residence. The accommodation has a 22 m² living/dining room, a spacious 12.2 m² bedroom with closet, a walk-in shower room and a separate toilet with a wall-hung toilet. The kitchen is fully equipped (SoCooc kitchen designer) and opens onto the living room. The property also has a beautiful, unobstructed 7.5 m² south-facing terrace opening onto the bedroom and living room, as well as a private underground parking space. Quality finishes: electric shutter, satin and matt white paint. Ideally located, this residence benefits from a strategic location, the district is connected to the city center by tramway 4 (Restanque stop in front of the residence) and close to the motorway (A7), it offers easy access to the city and the beaches of the Languedoc coast; it is also rich in local shops (shopping center nearby).

Fees and charges :

Annual current expenses 1 378 €

Well condominium

116 lots in the condominium

