

475 000 €

**Contact agency**

**Styles**

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**For sale apartment**

**3 rooms**

**Surface : 52 m²**

**Surface of the living : 25 m²**

**Exposition : Est et Nord**

**Hot water : Individuelle électrique**

**Inner condition : excellent**

**Standing : residential**

**Building condition : Entièrement réhabilité**

**Features :**

double glazing, gated, CALM, residential,  
AIR CONDITIONING

2 bedroom

2 terraces

1 shower

1 WC

1 cellar

Document non contractuel

## Apartment 3663 Montpellier

In a prestigious, timeless setting, quiet and out of sight, this superb private mansion has preserved its medieval architecture to rediscover its charm of yesteryear. The subtle marriage with contemporary design offers 8 luxurious apartments. The magnificent entrance gate gives access to the inner courtyard, beautifully planted with trees and laid out as a relaxation area. From this courtyard, a majestic entrance hall leads to all the apartments via a monumental staircase bathed in light and topped by a glass roof... A maximum of heritage features have been preserved: Gypsery, woodwork, Hungarian bridge parquet, Montpellier bars, cabochon paving, ... Fully equipped kitchen with appliances. On the garden level, this incredible 53 m2 3-room apartment frames a pretty private 16 m2 courtyard. The main room, with its open-plan kitchen, and the study have direct access to this intimate, private courtyard. A bedroom opening onto a patio and a shower room. Bike room. Close to the Fabre museum, shops, tramway and public parking lot. An exceptional heritage site, ideal for a principal residence or for tax exemption under the Malraux law.

**Fees and charges :**

Well condominium

9 lots in the condominium 475 000 € fees included

