

## Price on request

### Contact agency

**Devier Immobilier Montpellier**

1, rue de Clos René

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### For sale apartment

**3 rooms**

**Surface : 88 m²**

**Surface of the living : 30 m²**

**Year of construction : 1990**

**Exposition : Ouest**

**View : Citadine**

**Hot water : Individuelle électrique**

**Inner condition : GOOD**

**Standing : residential**

**Building condition : GOOD**

### Features :

lift, double glazing, gated, intercom, Electric  
gate, air conditioning

2 bedroom

1 shower

1 WC

1 garage

**Energy class (dpe) : C**

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

Document non contractuel



## Apartment 8244 Montpellier

Montpellier City Center - Close to Place de la Comédie, Saint Roch Train Station, and the new Halles Laissac. On the 2nd floor with elevator, within a secure 1990s residence, a bright two-bedroom apartment spanning 88.99 m² of living space (including 80.81 m² under the Carrez law). It features an entrance with storage, a 30 m² living area opening onto an 8 m² loggia (not included in the Carrez measurement), and a semi-open kitchen fitted by a professional kitchen designer. The sleeping area includes two bedrooms with closets, a bathroom, and a separate toilet. A garage is also included with the apartment. The apartment is part of a small co-ownership of 20 units. It is well maintained and was renovated in 2019, equipped with double glazing, modern electric heating (fluid-filled convector), and air conditioning.

### Fees and charges :

Annual current expenses 1 484 €

Well condominium

20 lots in the condominium

