

**Price on request**

**Contact agency**

**Acanthe Immobilier**

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**For sale apartment**

**Surface : 80 m<sup>2</sup>**

**Surface of the living : 33 m<sup>2</sup>**

**Year of construction : 1800**

**Exposition : Sud**

**View : Citadine**

**Hot water : Individuelle électrique**

**Inner condition : GOOD**

**Standing : bourgeois**

**Building condition : GOOD**

**Features :**

lift, double glazing, CALM

2 bedroom

1 shower

2 WC

1 cellar

**Energy class (dpe) : D**

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

Document non contractuel



### Apartment 3506 Montpellier

For sale, a 80 m<sup>2</sup> T3 apartment, perfectly located on a quiet street, just 200 meters from Gare Saint-Roch, a short walk from Place de la Comédie, 5 minutes from the A9 Montpellier South highway, and close to public transport (tram, train) as well as all amenities. Situated on the 1st and top floor of a small recently renovated condominium, this apartment impresses with its generous space, brightness, and practical layout. It includes: an entrance leading to a spacious living room, flooded with natural light thanks to large south-facing windows, a fitted separate kitchen with plenty of storage, two large bedrooms, two separate toilets, a rare convenience for this type of property, a private cellar in the basement. The whole is located in a quiet, well-maintained building, in the heart of a rapidly developing area, offering excellent appreciation potential. An ideal property for a main residence or a quality investment. ? For more information or to arrange a viewing, Barbara Chargé – 06 31 28 20 09 is available to assist you.

**Fees and charges :**

Annual current expenses 720 €

Well condominium

5 lots in the condominium

