

**Price on request**

**Contact agency**

**Acanthe Immobilier**

29, Avenue Jean Jaurès

34170 Castelnau le Lez

04 67 79 26 26 /

contact@acanthemobilier.com

**For sale apartment**

**3 rooms**

**Surface : 60 m²**

**Surface of the living : 28 m²**

**Year of construction : 2001**

**Exposition : Nord est**

**View : Citadine**

**Inner condition : NEW**

**Building condition : GOOD**

**Features :**

lift, double glazing, gated, CALM, armored door, residential, electric blinds, electric shutters, Visitor Parking

2 bedroom

1 terrace

1 shower

1 WC

1 garage

2 parkings

**Energy class (dpe) : D**

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

Document non contractuel



## Apartment 3468 Montpellier

Here is a beautiful apartment of type T3, fully renovated, featuring a terrace and benefiting from a panoramic view. It is located in a quiet and pleasant environment, within a secured residence with a warm atmosphere. It occupies the 4th and top floor, ensuring comfort, modernity, and exceptional brightness. Here is the layout of the property: It includes a welcoming entrance hall, followed by a spacious and bright living area of 28 m² that integrates an open-plan kitchen. This living space opens onto a terrace of over 11 m², offering breathtaking panoramic views. The apartment also features two cozy bedrooms, each with built-in wardrobes, a modern bathroom with a walk-in shower, and separate toilets with a wall-mounted toilet. Among the main advantages of this property, a private parking space is available in the basement, within a secure area. The property is equipped with reversible air conditioning to provide optimal comfort all year round. Additionally, the apartment offers immediate access to several amenities: tram, bus, schools, hospitals, and universities. This apartment represents a rare opportunity in the area; it is perfect as a primary residence or a quality investment. Contact Baptiste Lemaire at 06.41.97.46.29

**Fees and charges :**

**Annual current expenses 1 320 €**

**Well being**

