

**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 : 17 m²**

**Year of construction : 1975**

**Exposition : Ouest**

**View : Citadine**

**Hot water : Individuelle électrique**

**Inner condition : a refresh**

**Standing : residential**

**Features :**

lift, double glazing, residential, electric blinds, electric shutters, Visitor Parking

2 bedroom

2 terraces

1 bathroom

1 WC

1 garage

1 parking

1 cellar

**Energy class (dpe) : D**

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

Document non contractuel



## Apartment 3496 Montpellier

**EXCLUSIVE - BRIGHT 2-BEDROOM APARTMENT WITH GARAGE AND DOUBLE BALCONY – IMMEDIATE PROFITABILITY - MONTPELLIER, LA PAILLADE** In a quiet, secure, and well-maintained residence, discover this 2-bedroom apartment of 60 m², located on the 3rd floor with elevator. This cross-ventilated property enjoys excellent natural light. The apartment has been recently refreshed and requires no major work at present. It features high-quality technical fittings: up-to-date electrical system, renewed insulation, full double glazing, and brand-new electric roller shutters. It includes: A bright living room opening onto the outdoors. Two comfortable bedrooms. Two large balconies, real assets for this apartment. For everyday comfort, this property is sold with: A closed garage in the basement (rare and highly sought after). A private storage room. The property is strategically located in an area undergoing significant urban renewal (ongoing modernization projects), ensuring long-term value growth potential. Transport: Immediately close to line 1 and bus routes. Amenities: La Paillade market, shops, and services within walking distance. Schools: Nursery and primary schools located in the neighborhood. Ideal for investors seeking strong immediate returns. Rental status: Property sold with tenant. Current rent: €965 / month (including charges). Condominium fees: €45 / month. These include central heating, hot water, and cold water. Contact Baptiste Lempere to arrange a viewing - 06 41 07 46 20

