

Price on request

Contact agency

Acanthe Immobilier

29, Avenue Jean Jaurès

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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 Lemoine to arrange a viewing – 06 41 07 16 28

