## 376 000 €

## Contact agency Devier Immobilier Montpellier 1, rue de Clos René 34000 Montpellier 04 67 22 28 00 / montpellier@devierimmobilier.com

For sale apartment 4 rooms Surface : 86 m<sup>2</sup>

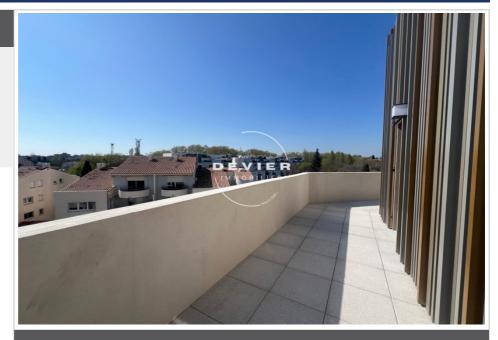
Surface of the living : 31 m<sup>2</sup> Year of construction : 2024 Exposition : Est ouest View : Panoramique Hot w ater : Collective Inner condition : NEW Building condition : NEW

## Features :

lift, double glazing, gated, intercom, electric shutters

3 bedroom 1 terrace 1 bathroom 1 WC 2 parkings

Energy class (dpe) : B Emission of greenhouse gases (ges) : A



## Apartment 8117 Montpellier

In a new residence, at the foot of tram line 4 close to the A709 motorway exit. Near the arenas, shops, and Montpellier city center. On the top floor, rooftop apartment of 86.9 m<sup>2</sup> and its private terrace of 63 m<sup>2</sup> which goes all the way around the accommodation and which offers 3 exposures and an unobstructed view! Composed of an entrance with closet, a living room with kitchen to be fitted out, the sleeping area is composed of 3 bedrooms, bathroom, toilet. Cupboards. Two underground parking spaces. Apartment eligible for zero-interest loans and reduced interest rates. The proposed price includes a 5.5% VAT rate for future owner-occupiers (instead of 20%). For more information, call 0467222800. Fees and charges : Annual current expenses 2 232 € Well condominium

75 lots in the condominium 376 000 € fees included

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