

**Price on request**

**Contact agency**

**Acanthe Immobilier**

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**For sale apartment**

**1 room**

**Surface : 27 m²**

**Year of construction : 1930**

**Exposition : Nord**

**View : Panorama urbain**

**Inner condition : to renovate**

**Building condition : GOOD**

**Features :**

double glazing, armored door

1 shower

1 WC

1 cellar

**Energy class (dpe) : E**

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



## Apartment 3471 Montpellier

Studio with Basement – Saint-Roch District, Montpellier Prime Location: Situated in the highly sought-after Saint-Roch district, just a 10-minute walk from the train station and 5 minutes from Place de la Préfecture, this property benefits from a vibrant and central setting in the heart of Montpellier's historic center. The Property: On the ground floor of a charming 1930s building, this studio offers great potential after renovation. A dry basement cellar completes the unit, perfect for storage or additional space. Please note: the restoration of the archway is already funded, a rare advantage that will restore much of the property's original character. Its Highlights: Ground floor with direct access Dry cellar included Arch restoration funded and soon to be completed Popular and lively neighborhood Excellent investment opportunity (primary residence, pied-à-terre, or future commercial space) Fees: Condominium fees: €438.20 (first semester 2025) Property tax: €578 This studio presents a unique opportunity for investors or renovation enthusiasts looking to take advantage of a central location with strong potential for value appreciation.

**Fees and charges :**

Annual current expenses 876 €

Well condominium

Document non contractuel

10/09/20

