

**Price on request**

**Contact agency**

**Devier Immobilier Montpellier**

1, rue de Clos René

34000 Montpellier

04 67 22 28 00 / [montpellier@devier-immobilier.com](mailto:montpellier@devier-immobilier.com)

**For sale apartment**

**1 room**

**Surface : 32 m<sup>2</sup>**

**Surface of the living : 19 m<sup>2</sup>**

**Year of construction : 1972**

**Exposition : Nord est**

**View : Jardin**

**Hot water : Individuelle gaz**

**Inner condition : GOOD**

**Standing : residential**

**Building condition : GOOD**

**Features :**

double glazing, CALM, intercom, Electric gate

1 terrace

1 shower

1 WC

1 parking

1 cellar

**Energy class (dpe) : F**

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

Document non contractuel



### Apartment 8298 Montpellier

Montpellier, Clementville district, close to the clinic, tram line 3 stop Jules Guesdes, and local shops. On the 1st floor of a small condominium, a T1 apartment consisting of a bright and pleasant main room opening onto a balcony of 8 m<sup>2</sup>, a separate fully equipped kitchen, and a renovated shower room with toilet. Cellar. Parking available within the residence. The apartment is in very good condition, electrical panel up to code, kitchen and bathroom renovated, gas boiler replaced 4 years ago. The apartment has been rented furnished since 15.08.2025 for a monthly rent of 550 euros all charges included (charges of 55 euros).

**Fees and charges :**

Annual current expenses 1 036 €

Well condominium

27 lots in the condominium

