

**Price on request**

**Contact agency**

**Styles**

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**For sale townhouse**

**5 rooms**

**Surface : 142 m²**

**Surface of the land : 203 m²**

**Exposition : Plein sud**

**View : Jardin**

**Couverture : tiling**

**Features :**

fireplace, Bedroom on ground floor, double glazing, Laundry room, CALM

3 bedroom

1 terrace

2 showers

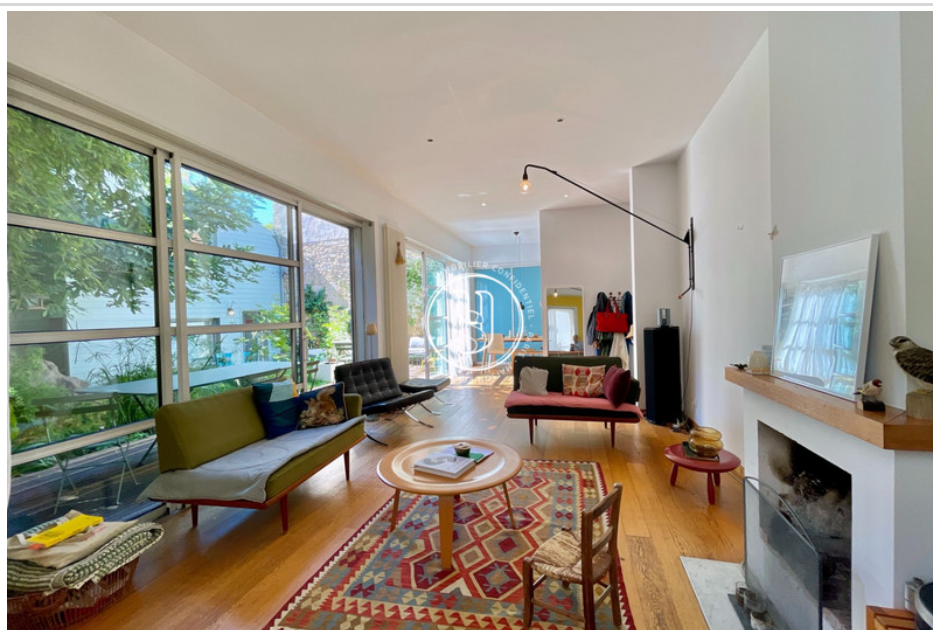
1 garage

1 cellar

**Energy class (dpe) : C**

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

Document non contractuel



## Townhouse 4048 Montpellier

Montpellier city center: A house you'll fall for. This unique property of approximately 142 m² of living space consists of a house of about 112 m² and a studio of around 30 m² surrounding a garden that is completely private, all set in a peaceful and relaxing environment. This charming house is just a few minutes on foot from Place de la Comédie. Shops and the market are right nearby. The main house, all on one level, is an elegantly renovated old building. It features a large living room and dining area with a semi-open kitchen, all opening onto the outside through large bay windows that provide plenty of natural light throughout the year. Two bedrooms, a shower room, and ample storage are all on the same level. In the basement, there is a room converted into a bedroom, a laundry area, and a cellar of about 25 m². A spacious and bright studio overlooks the garden. A closed garage, rare in the city center, of over 15 m² completes this home. My favourite feature: The garden, a perfect place to relax in complete privacy. The practical aspect: Everything is within walking distance: local shops, market, supermarket, schools, access to the Écusson, tram, and train station. And even better: Quick access out of town to the highway and beaches by car. A must-see!

Fees and charges :

