

**Price on request**

**Contact agency**

**Devier Immobilier Montpellier**

1, rue de Clos René

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**For sale house**

**5 rooms**

**Surface : 114 m<sup>2</sup>**

**Surface of the living : 16 m<sup>2</sup>**

**Surface of the land : 570 m<sup>2</sup>**

**Year of construction : 1940**

**Exposition : Sud**

**View : Citadine**

**Hot water : Gaz**

**Inner condition : to renovate**

**Couverture : tiling**

**Features :**

reversible air conditioning, double glazing, electric gate

3 bedroom

2 terraces

1 shower

1 WC

1 garage

1 cellar

**Energy class (dpe) : E**

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

Document non contractuel



## House 8299 Montpellier

House for sale in the sought-after Boutonnet neighborhood, close to tram line 1, St Eloi stop, on a quiet one-way street. A single-story house from the 1940s, with a living area of 114 m<sup>2</sup> on a 570 m<sup>2</sup> plot. It includes an entrance hall, a living room, a separate dining room, a fitted kitchen, 3 bedrooms (one en suite), a bathroom, and a WC. In the basement, a large garage of 43 m<sup>2</sup> plus a cellar. Outdoor annexes. A charming 1940s home with beautiful original features like the granito flooring, pleasant high ceilings, and generous spaces. Well maintained over the years, it will still require a full renovation to unlock its full potential. For more information, contact our agency at 04.67.22.28.00 [www.devier-immobilier.com](http://www.devier-immobilier.com)

**Fees and charges :**

