

**579 000 €**
**For sale apartment**
**4 rooms**
**Surface : 108 m<sup>2</sup>**
**Surface of the living : 53 m<sup>2</sup>**
**Year of construction : 2024**
**Exposition : Sud est**
**Inner condition : Neuf**
**Building condition : Neuf**
**Features :**

 lift, double glazing, gated, calm, residential,  
 electric shutters

3 bedroom

1 terrace

1 bathroom

1 shower

1 WC

2 parkings

**Energy class (dpe) :** Unavailable

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

Unavailable

Document non contractuel

30/12/2024 - Prix T.T.C



### Apartment ID512 Montpellier

In the center of Montpellier, enjoy a large 4-room apartment of 108m<sup>2</sup> and its pretty 46m<sup>2</sup> terrace with a very good orientation. The major asset of this T4 is its very beautiful living room of 54m<sup>2</sup>, through and with triple exposure. This room has a total of 5 openings including a sliding bay window opening onto the terrace. Another important asset: its 46m<sup>2</sup> terrace, equipped with a pergola and benefiting from an unobstructed view in addition to its triple exposure (East, South and West). Its sleeping area is composed of a large master bedroom with private bathroom, 2 other bedrooms with closet, a bathroom, a separate toilet and a storeroom/laundry room. Additional assets: - Ecological and economical heating system - Electric roller shutters - Home automation - 2 covered parking spaces are also included in the price This apartment is on the 2nd floor with elevator of a completely ecological and nicely wooded residence (different species are planted). Located in the Port Marianne district, all amenities are nearby including the tram 2 minutes walk away (Pablo Picasso). We are at your disposal to organize a visit.

#### Legal information

579 000 €

 Fees paid by the owner, well condominium, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](https://georisques.gouv.fr)


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RCS FR 80 752 989 715 - SIRET 752 989 715 00038 - Garantie financière : GALIAN

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