



325 000 €

Ref. 341V2871A

Mandate n°7839

**Buying apartment**

**3 rooms**

**Surface : 86 m<sup>2</sup>**

**Surface of the living : 30 m<sup>2</sup>**

**Year of construction : 1900**

**Exposition : Sud**

**View : Dégagée**

**Hot water : Individuelle gaz**

**Inner condition : To modernize**

**Standing : Bourgeois**

**Building condition : Ravalement fait**

**Features :**

Double vitrage Bois, Secured residence,  
Calm, Intercom, air conditioning

2 bedroom

1 bathroom

1 WC

2 cellars

**Energy class (dpe) : C**

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

Document non contractuel

03/05/2024 - Prix T.T.C



### Apartment Montpellier

Montpellier City Center, near Place de la Comédie. Nestled on the 4th and top floor of a beautiful bourgeois building, this spacious 3-bedroom apartment of 86.30m<sup>2</sup> offers a lovely open view. Located at an angle, it benefits from optimal light. It consists of an entrance with cupboard, a double living room with fireplace, two bedrooms (including one with dressing rooms and a small mezzanine room), a separate kitchen overlooking the interior courtyard, a bathroom, and a separate toilet. 2 cellars in the basement. Wooden double glazing on the joinery except for the kitchen and the bathroom. Thermal insulation on the living room walls, rock wool at roof level. Slight electrical and gas anomalies. Reinforced door. Facade and roof of the building in good condition, recent intercom.

**Legal information**

325 000 €

Fees paid by the owner, well condominium (5 lots in the condominium), annual current expenses 1 456 € (121 € monthly)

