



409 500 €

Ref. 341V3053A

Mandate n°8098

**Buying apartment**

**4 rooms**

**Surface : 86 m²**

**Surface of the living : 33 m²**

**Year of construction : 2011**

**Exposition : Sud est**

**View : Dégagée**

**Hot water : Collective solaire**

**Inner condition : good**

**Standing : residential**

**Building condition : good**

**Features :**

Lift

3 bedroom

2 terraces

1 bathroom

1 WC

1 garage

**Energy class (dpe) : B**

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

Document non contractuel

01/05/2025 - Prix T.T.C



**Apartment Montpellier**

Montpellier La Lironde sector, in a green and residential environment. Tram line 1 less than 10 min walk away. In a 2010s condominium, T4 apartment located on the ground floor (but equivalent to a second floor on the terrace side), comprising an entrance with cupboards, a beautiful living room with double exposure to the East and South, with a first terrace of 17m², the sleeping area is made up of 3 bedrooms with cupboards, a bathroom, separate toilet. A second terrace on the bedroom side. A private garage in the basement. Services: Bright apartment, offering a lovely open view. Double glazing, electric roller shutters in the living room, plenty of storage space.

**Legal information**

409 500 € fees included

5,00% VAT of fees paid by the buyer (390 000 € without fees), well condominium (46 lots in the condominium), annual current expenses 2 276 € (190 € monthly)

