

# Montpellier

montpellier@devier-immobilier.com

## Saint Geniès des Mourgues 204 67 86 28 70

agence@devier-immobilier.com

### 214 900 €

Ref. 341V3060A Mandate n°8069 Buying apartment 4 rooms Surface : 62 m<sup>2</sup>

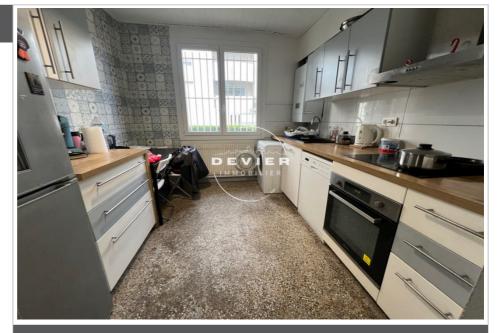
Year of construction : 1958 Exposition : Sud nord View : Citadine Hot w ater : Individuelle gaz Inner condition : good

Features : Double vitrage pvc, Calm, Intercom

- 4 bedroom
- 1 show er
- 1 WC
- 1 parking
- 1 cellar

Energy class (dpe) : E Emission of greenhouse gases (ges) : F

Document non contractuel 01/05/2025 - Prix T.T.C



#### **Apartment Montpellier**

Montpellier Antigone Sector On the ground floor of a small 4-storey building, 3room apartment converted into a shared apartment with 4 bedrooms of 7.80 m<sup>2</sup>, 10 m<sup>2</sup>, 10 m<sup>2</sup> and 10 m<sup>2</sup>, a fitted and equipped kitchen, a hallway serving as a small living room, a shower room and toilet. Rents generated by this rental: room 1: €300 net + €50 charges room 2: €350 net + €50 charges room 3: €350 net + €50 charges room 4: €350 net + €50 charges The apartment is in good condition, recent PVC double glazing, gas boiler changed in 2024, bathrooms and kitchen in good condition. Private cellar in the basement and free parking in the unnumbered residence. Co-ownership: Study of the multi-year work plan in progress.

#### Legal information 214 900 €

Fees paid by the owner, well condominium, annual current expenses 1 308 € (109 € monthly)



Carte Professionnelle : N°3402 2017 000 021 229 – CCl de l'Hérault Code NAF : NAF 6831Z - SIRET : 34957622300060 - Caisse de Garantie : QBE