

330 000 €

**Contact agency**

**Devier Immobilier Montpellier**

1, rue de Clos René

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**For sale apartment**

**4 rooms**

**Surface : 108 m<sup>2</sup>**

**Surface of the living : 34 m<sup>2</sup>**

**Year of construction : 1950**

**Exposition : Est ouest**

**View : Sans vis à vis**

**Hot water : Individuelle électrique**

**Inner condition : excellent**

**Building condition : GOOD**

**Features :**

double glazing, intercom, courtyard

3 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 parking

**Energy class (dpe) : D**

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

Document non contractuel



## Apartment 8132 Montpellier

In the Lepic district, close to shops, tram line 5, schools. Triplex apartment equivalent to a townhouse (no neighbors above or below and independent entrance), in perfect condition and with lots of charm. Composed of a living room with fitted and equipped kitchen, a lounge-dining room area, a first courtyard overlooking the front of the house to the north. On the lower level, a master suite with a bathroom, closets, and access to a second south-facing courtyard. A laundry room. A separate toilet. On the upper level, a hallway leading to 2 attic bedrooms with skylights, a shower room with toilet. Private parking space. Services: the house was completely renovated in 2017, and the roof and Velux windows were installed in 2023. Double glazing, reversible air conditioning in the upstairs bedrooms, electrical installation up to standard.

Fees and charges :

Annual current expenses 60 €

Well condominium

2 lots in the condominium 330 000 € fees included

