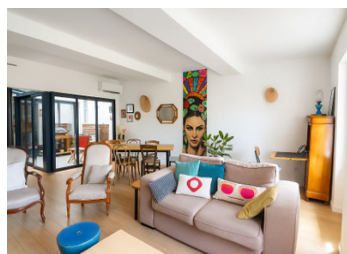


EXCEPTIONAL VALUE - Sought-after district of Arceaux, Montpellier



INFORMATION

Town:	Montpellier
Department:	Hérault
Bed:	4
Bath:	2
Floor:	160 m2
Plot Size:	7 m2



IN BRIEF

Located in a quiet street, rare opportunity to acquire a fully renovated townhouse in this area.

The owners have combined old and contemporary style to make this place warm and cosy.

The ground floor has an entrance hall with fitted wardrobes, a spacious bedroom with sink (ideal for an independent studio) and a garage.

On the 1st floor, a large bright living room with view and high ceiling. A pellet stove will keep you warm and comfy.

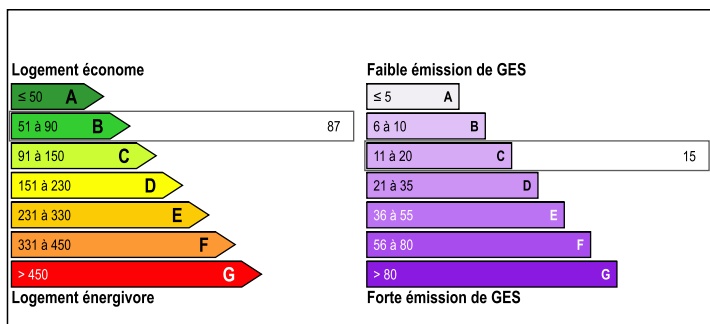
An indoor courtyard confers a loft spirit to the place. A fitted kitchen, laundry room and toilets complete this floor.

A beautiful old stone staircase leads to a large staircase that can be used as an office or games room.

Three bedrooms, a shower and bathroom accompany this level.

On the 3rd floor, a beautiful room currently converted into an office, with an astonishing view on

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

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A rare property with incredible character at the Arceaux !

Extras :

- Quality renovation with beautiful materials.
- Ten-years guarantee for all the renovations.
- Possible rental income by creating an independent studio.
- Cellar that can be converted into a billiard room.
- Tramway at 150 meters.
- Shops, schools nearby.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 3501 EUR

Taxe habitation: EUR

NOTES