

## Apartment with terrace, garage and cellar – Unobstructed view of park



## INFORMATION

Town:	Montpellier
Department:	Hérault
Bed:	2
Bath:	2
Floor:	80 m2
Outside Space:	9 m2



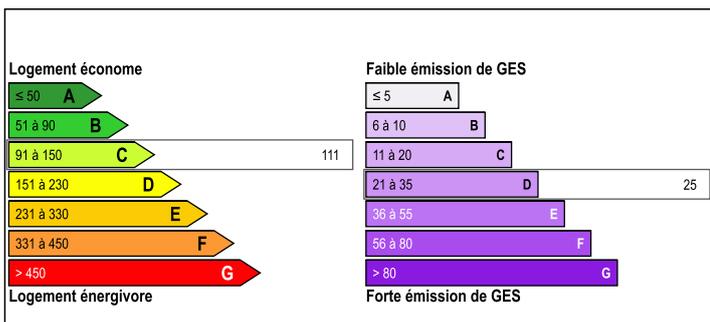
## IN BRIEF

Located 10 minutes from the Arceaux tramway, this bright apartment offers a beautiful terrace with unobstructed views of a park, a separate kitchen with balcony, two bedrooms with balconies, one with en-suite shower room, a dressing room and a bathroom. Noble materials such as travertine and solid wood flooring bring warmth and elegance.

Additional features:

- 12 m<sup>2</sup> enclosed garage
- 9 m<sup>2</sup> cellar
- Double glazing, air conditioning
- Secure residence with lift, facades and common areas renovated in 2024/2025
- Close to shops and transport links

## ENERGY - DPE



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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

In a sought-after residence in Montpellier, just 10 minutes from the Arceaux tram station, discover this beautiful 80 m<sup>2</sup> dual-aspect apartment, bathed in light and surrounded by greenery.

Layout :

- Welcoming entrance hall
- Bright living room opening onto a terrace for enjoying time with family or friends
- Separate fitted kitchen with balcony and view of the pine trees
- Two bedrooms with balconies, one with en-suite shower room
- Dressing room, cupboards, separate bathroom

Highlights :

- Terrace with unobstructed view of a park, balconies off the kitchen and bedrooms
- High-quality materials: travertine, solid wood flooring
- Double glazing, air conditioning in the sleeping area
- Layout of the flat
- Lock-up garage of 12 m<sup>2</sup> + cellar of 9 m<sup>2</sup>

Secure residence with concierge, lift, facades and common areas renovated in 2024/2025

Location :

Close to shops, public transport and green spaces. A peaceful and convenient living environment, ideal for those who enjoy urban comforts.

## LOCAL TAXES

**Taxe foncière: 2120 EUR**

**Taxe habitation: EUR**

## NOTES