

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



INFORMATION

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



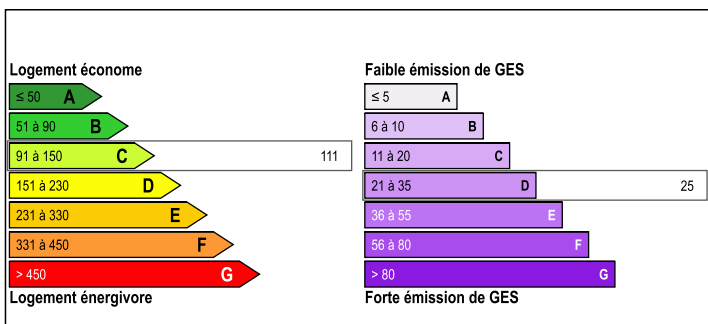
IN BRIEF

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 m² enclosed garage
- 9 m² 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



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

In a sought-after residence in Montpellier, just 10 minutes from the Arceaux tram station, discover this beautiful 80 m² 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 m² + cellar of 9 m²

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

NOTES