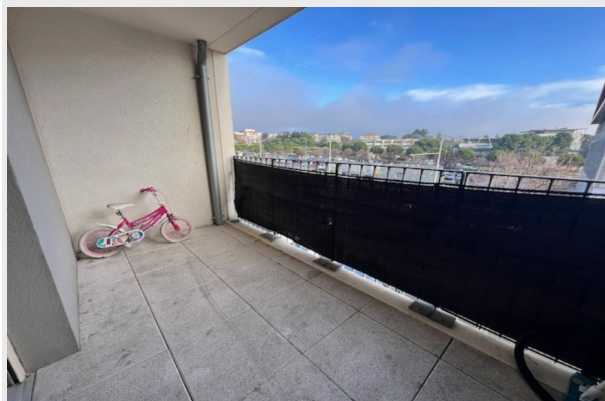




Apartment

MONTPELLIER (34)

179 000 €*

* Agency fees to be paid by the seller



49 m²



2 pièce(s)



1 chambre(s)

PROPERTY DESCRIPTION

I offer you this spacious T2 located on the 2nd floor of a 2013 residence, which consists of an entrance leading to a beautiful bedroom with storage cupboard, a living room with its covered terrace and its kitchen area, a hallway that can accommodate a cupboard and a large bathroom with toilet, all bathed in light thanks to its large bay windows. At the foot of the SABINE tramway and the Saint Roch clinic, in this sought-after area, ideally located near the center of Montpellier but also access to the A9 motorway. The property is completed by a secure garage in the basement. Ideal investment, tenant in place with a rent of €593 CC (end of lease 09/15/25) To visit without delay!

Number of lots in the co-ownership: 57, Average annual amount of the share of charges (projected budget): €800 or €66 per month. Fees are the responsibility of the seller.

Le Diagnostic de Performance Énergétique(DPE) a été réalisé selon une méthode valable mais non fiable et non-opposable.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www. georisques. gouv. fr](http://www.georisques.gouv.fr).

**** ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



Rachid SBIA

MONTPELLIER (34070)

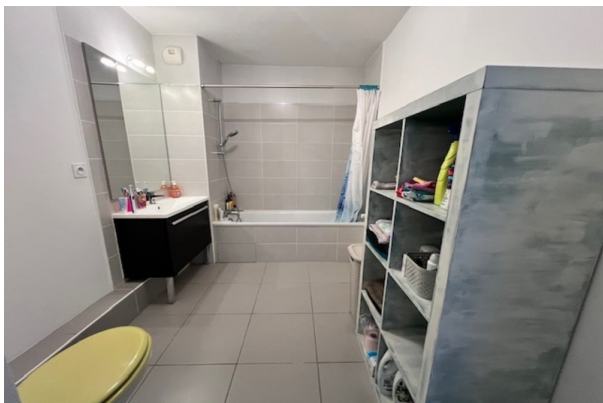
Agent

RSAC : 489 109 819 00040

Courts service city :
MONTPELLIER

(+33)6 85 78 34 55

LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 832774

Property type Apartment

Year of construction 2013

Floor number 2

Floors count 4

Exposure S-E

View Vue dégagée

SURFACES

Living space 49 m²

Surface Carrez Law 49 m²

CONDOMINIUM INFORMATION

Condominium property Yes

Condominium lots count 57

Condominium fees 67 €/mois

Share of expenses 800 €

COMPOSITION

Number of rooms 2

Number of bedrooms 1

Toilets count 1

Washrooms 1

Terrace 1

DPE/GES

DPE 75

GES 13

APPENDIX

Parking garage

Garage 1

Videophone Non

SERVICES

Heater électricité

Kitchen coin cuisine



CAPIFRANCE
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CS 70058 34 473 Pérols Cedex
RCS de Montpellier n° 441 338 985
SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle