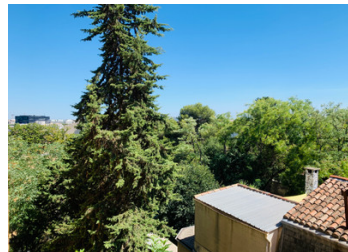


Beautiful Flat in Montpellier nearby the TGV station.



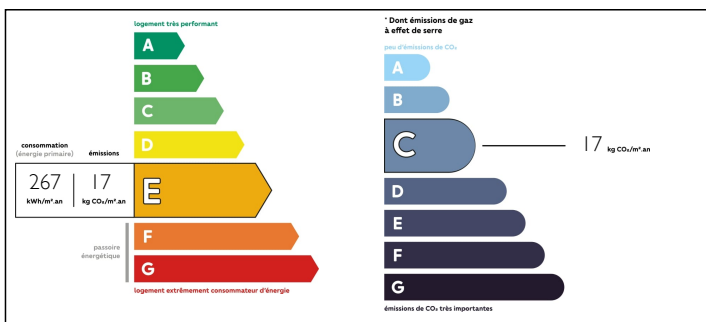
INFORMATION

Town:	Montpellier
Department:	Hérault
Bed:	0
Bath:	1
Floor:	34 m ²
Outside Space:	4 m ²

IN BRIEF

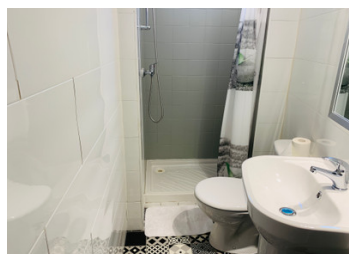
This flat of 34 m² is located in the heart of Montpellier. Trinquat which is a fast growing area and whose price is rising rapidly. You will benefit from a clear view, not overlooked while you will be in the heart of the city of Montpellier. This flat will seduce by its beautiful volume and its balcony nestled in a green setting that form a place of life that in good weather will allow you to live inside / outside. The area is residential and calm ,the tramway "Place Carnot " ...

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.



LOCAL TAXES

Taxe foncière: 800 EUR

NOTES

DESCRIPTION

The 7-storey building whose facade will be renovated in September 2022 dates from the 1960s.

It is a small condominium with annual charges of 800 euros, which include water and maintenance of the common areas (garden), Lift etc...)

There is no private parking.

The flat is located on the 5th floor with lift.

It is bright because of its south-east exposure.

The main room of 29m² includes an American kitchen

semi equipped kitchen.

It can be rearranged to create a more intimate space for a small bedroom for example.

The bathroom of 5m² has a shower, a toilet, a washbasin and a large cupboard.

The property has a private cellar in the basement of about 5m².

Co-owned building of 1 units
Provisional annual charges: 900€

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