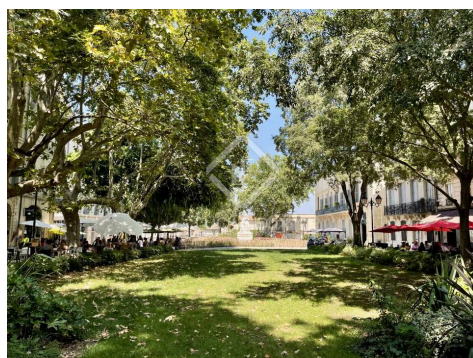


€3,100,000 Building - For sale  
**Building for sale in Montpellier, France**

France » Montpellier » 34000

**940m<sup>2</sup>**

Floorplan



**Contact us today for more information or to arrange a viewing**

+33 4 67 60 59 14 • [montpellier@lucasfox.com](mailto:montpellier@lucasfox.com) • [lucasfox.com](http://lucasfox.com) • 5 Enclos Tissé Sarrus Montpellier, Montpellier, France

## €3,100,000 Building - For sale

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**940m<sup>2</sup>**

Floorplan

### OVERVIEW

## Building for sale in the city center of Montpellier (France).

Lucas Fox International Properties, Haussmannian building in the preserved district of downtown Montpellier.

Located on one of the major axes, between the famous Place de la Comédie and the city center station, 3-storey building with large basement and interior courtyard, for a square footage of 940 m<sup>2</sup>. Fully rented, it has a business, offices and housing.

In good condition, some lots benefit from air conditioning, double glazing and renovated equipment.

Annual rental income: €139,000 (excluding charges and taxes), for a profitability of around 4%.

Different possible projects, file on request.

Information on the risks to which this property is exposed is available on the Géorisks website: [www.georisks.gouv.fr](http://www.georisks.gouv.fr)

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Wooden flooring, Natural light,  
High ceilings, Well, Tourist License,  
Storage room, Heating, Fireplace, Exterior,  
Equipped Kitchen, Double glazing,  
City views, Chill out area,  
Central vacuum system, Balcony,  
Air conditioning

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