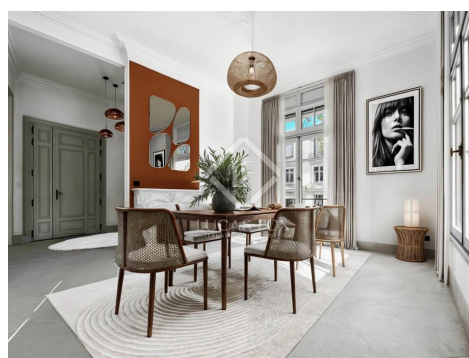
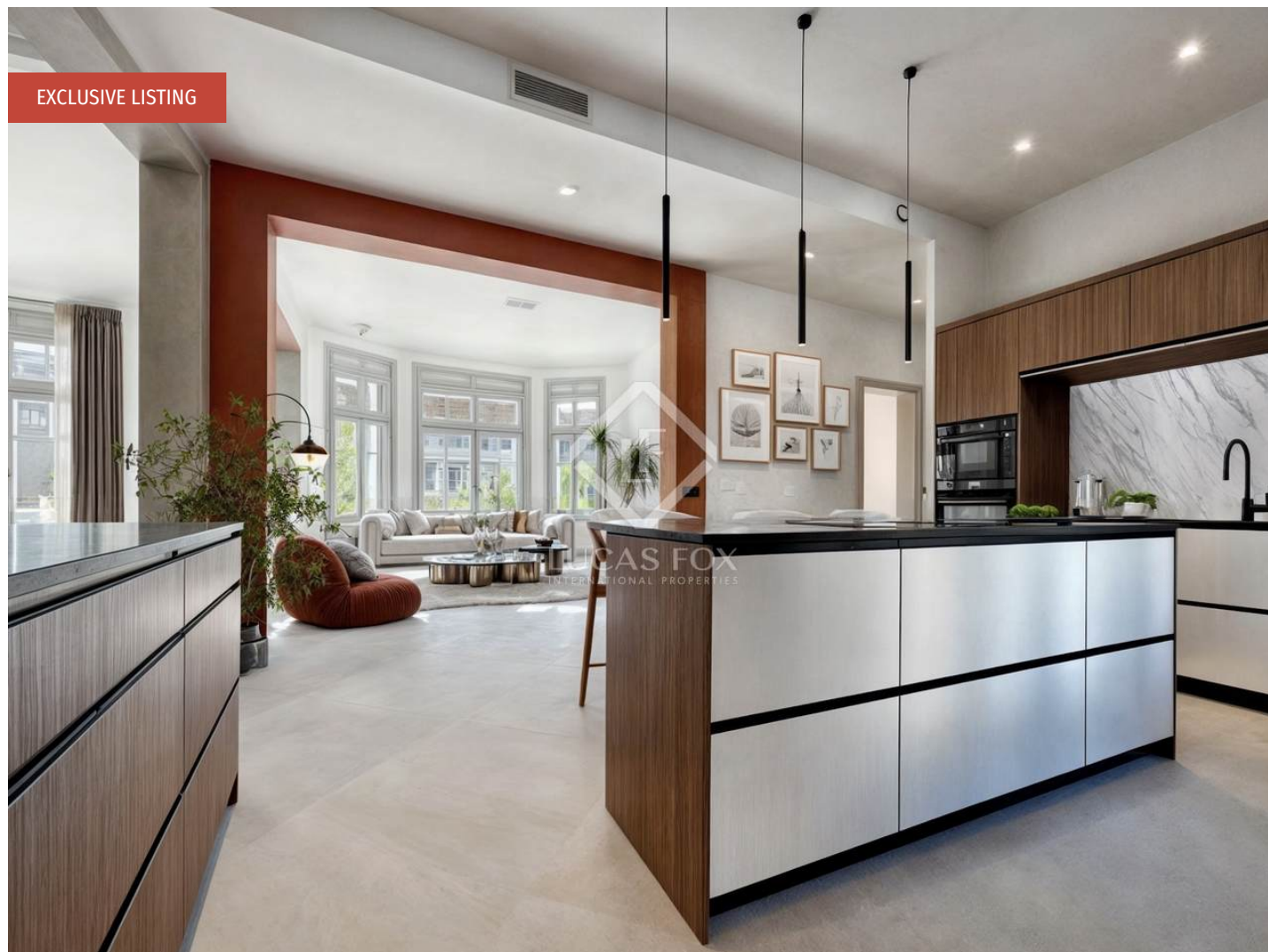


€1,150,000 Apartment - For sale - Exclusive listing

## Excellent 3 Bedroom apartment with 14m<sup>2</sup> terrace for sale in Montpellier Centre

France » Montpellier » Montpellier Centre » 34000

**3** Bedrooms    **4** Bathrooms    **151m<sup>2</sup>** Floorplan    **14m<sup>2</sup>** Terrace



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<b>3</b>	<b>4</b>	<b>151m<sup>2</sup></b>	<b>14m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Terrace

### OVERVIEW

## In the popular Arceaux area of Montpellier, recently tastefully renovated, apartment with elevator, terrace and parking spaces

Exclusive to Lucas Fox International Properties, in the sought-after Arceaux area of Montpellier, between the Peyrou gardens, the Saint-Clément aqueduct and its future esplanade, apartment with terrace, elevator and two private parking spaces.

Occupying the entire 1st floor of a small, luxury and secure condominium, accessible by elevator, 151 m<sup>2</sup> apartment completely renovated with taste and contemporary comfort. On the same level, the living rooms continue with a delightful, intimate terrace measuring 14 m<sup>2</sup>.

The apartment consists of an entrance, a large living room of approximately 70 m<sup>2</sup> with lounge, dining room, eat-in kitchen and utility room/laundry room. The triple exposure of the living rooms offers a unique view of the city center and the Arceaux.

Night side, three bedrooms including a master suite with bathroom, cupboards and toilet, a guest suite which benefits from the same comfort and another bedroom with independent bathroom. Separate guest toilet.

Some period features have regained their shine while others have been replaced with more modern ones: marble fireplaces, moldings, double-glazed wooden windows, ironwork, no detail has been left to chance: all that remains is to put down your suitcases.

Furnishing visuals are provided to help you understand the spaces. File on request.

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



[lucasfox.com/go/mon41148](https://lucasfox.com/go/mon41148)

Terrace, Private garage, Lift, Period Building, Natural light, High ceilings, Parking, Modernist building, Views, Utility room, Storage room, Renovated, Panoramic view, Open kitchen, Near international schools, Heating, Fireplace, Exterior, Equipped Kitchen, Double glazing, Domotic system, City views, Chill out area, Built-in wardrobes, Air conditioning

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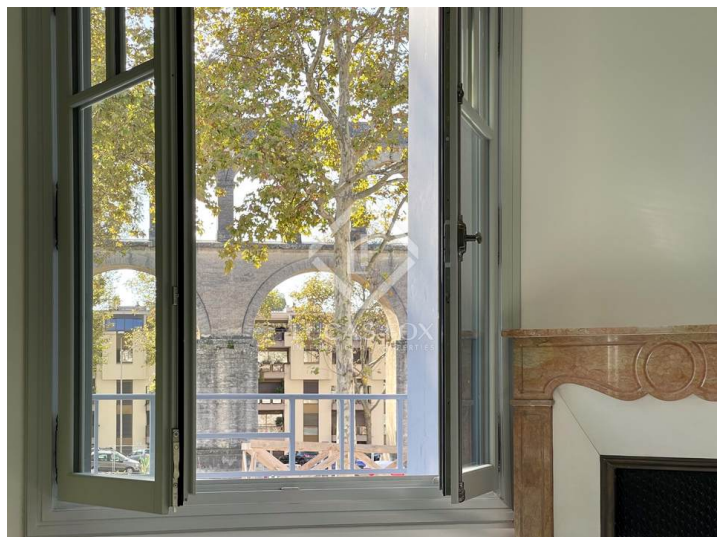


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