

€395,000 Apartment - For sale

New build 3 Bedroom apartment for sale in Montpellier, France

France » Montpellier » 34170

3 Bedrooms
2 Bathrooms
74m² Floorplan



Contact us today for more information or to arrange a viewing

+33 4 67 60 59 14 • montpellier@lucasfox.com • lucasfox.com • 5 Enclos Tissié Sarrus Montpellier, Montpellier, France

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OVERVIEW

Downtown Castelnau-le-Lez, on the top floor of a new residence, 74 m2 duplex apartment facing South and West, cellar and parking (France)

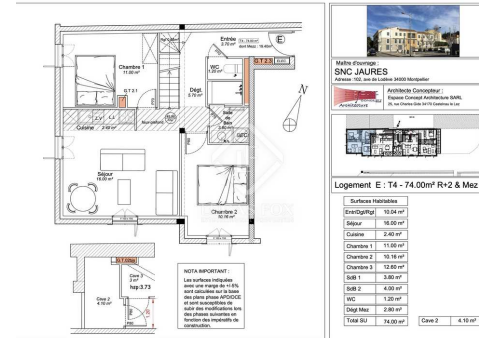
Lucas Fox International Properties, in the city center of Castelnau-le-Lez, on the top floor of a new residence delivered second quarter 2024, duplex of 74 m² composed of 4 main rooms.

The apartment is particularly sunny thanks to its unobstructed views to the South and West. Day side: entrance with storage, double-height living room with open kitchen and separate WC. Night side: three bedrooms and two bathrooms; the parental space is located upstairs in the duplex.

Ideal property for an investment in Pinel or LMNP in an exceptional location!

Cellar and parking included; offer eligible for Pinel; notary fees offered.

Information on the risks to which this property is exposed is available on the GÉORISKS website: www.georisks.gouv.fr.



lucasfox.com/go/mon46666

Natural light, High ceilings, Parking,
 Storage room, New build,
 Near international schools, Heating,
 Equipped Kitchen, Double glazing,
 City views

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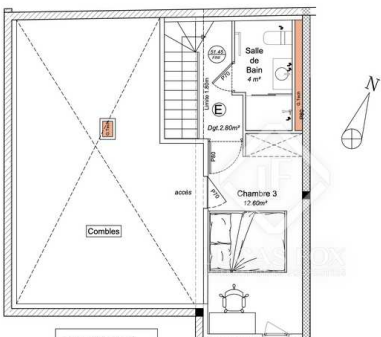
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Logement E : T4 - 74.00m² Niv. Mez

Surfaces Habitable	
Entr/Dgt/Rgt	
Séjour	
Cuisine	
Chambre 1	
Chambre 2	
Chambre 3	12.60 m ²
SB 1	
SB 2	4.00 m ²
WC	
Dépt Mez	2.80 m ²
Total SU	

NOTA IMPORTANTE :
Les surfaces indiquées avec une marge de +/-5%, sont calculées sur la base des plans phase APPROUVEE et sont susceptibles de subir des modifications lors des phases suivantes en fonction des impératifs de construction.



Important Information relating to properties offered by Lucas Fox. Any property particulars are not an offer or contract, nor part of one. You should not rely on statements by Lucas Fox in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Neither Lucas Fox nor any associated agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Prior the signature of any document concerning the property we recommend that all purchasers consult an independent lawyer and if necessary carry out a survey of the property to ascertain condition / measurements. Areas, measurements and distances given are approximate only and should be checked by the purchaser.

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