

€190,000 Apartment - For sale - Exclusive listing

# 1 Bedroom apartment with 15m<sup>2</sup> terrace for sale in Montpellier, France

France » Montpellier » 34000

**1** Bedrooms    **1** Bathrooms    **48m<sup>2</sup>** Floorplan    **15m<sup>2</sup>** Terrace



**— 4 LOGEMENTS —**  
190 CHEMIN DE MOULARES MONTPELLIER

**PROPOSITION d'AMÉNAGEMENT**  
**LOGEMENT 1 NIVEAU RDC 2 Pièces**

TABLEAU des SURFACES	
Surface Coquette	39,22 m <sup>2</sup>
Chambre	10,28 m <sup>2</sup>
Salon/Kitchen	6,22 m <sup>2</sup>
Total Surface Habitable	48,72 m <sup>2</sup>
Surface Extérieure	15,25 m <sup>2</sup>
Total Surface Provisoire	63,97 m <sup>2</sup>

**LEGENDE GÉNÉRALE**

FF: Parquet, CL: Carrelage, AL: Plancher, L: Lame de parquet, S: Sol en ciment, B: Bâche, C: Plancher en ciment, R: Revêtement, P: Plancher en ciment

Éch. 1/25  
21 Nov 2023

**— 4 LOGEMENTS —**  
190 CHEMIN DE MOULARES MONTPELLIER

**PROPOSITION d'AMÉNAGEMENT**  
**LOGEMENT 1 NIVEAU RDC**

TABLEAU des SURFACES	
Total Surface Habitable	67,72 m <sup>2</sup>
Surface Extérieure	15,25 m <sup>2</sup>
Total Surface Provisoire	82,97 m <sup>2</sup>

**LEGENDE GÉNÉRALE**

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Contact us today for more information or to arrange a viewing

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## 1 Bedroom apartment with 15m<sup>2</sup> terrace for sale in Montpellier, France

France » Montpellier » 34000

<b>1</b>	<b>1</b>	<b>48m<sup>2</sup></b>	<b>15m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Terrace

### OVERVIEW

## T2 apartment with terrace, eligible for the land deficit, a stone's throw from the Faculty of Economics and 50 m from the tram, in a secure and intimate environment

Lucas Fox International Properties presents this charming 48 m<sup>2</sup> apartment with its 15 m<sup>2</sup> terrace, for sale in the Rives du Lez district of Montpellier. Its strategic location, in close proximity to the faculties of economics and management, makes it an ideal opportunity for students and young professionals.

The apartment benefits from a functional and elegant layout, creating a pleasant living space. The spacious terrace provides a significant outdoor area, perfect for enjoying moments of relaxation in the open air.

This property also benefits from a notable advantage, namely its eligibility for the land deficit, thus offering attractive tax advantages, a very good opportunity for investors keen to maximize their return.

Located in a secure area and close to the police headquarters, this apartment offers additional peace of mind, thus reinforcing the intimate character of the residence. For those looking for a balance between comfort of life, tax advantages and security, this property will convince them.

Do not hesitate to contact us to organize a visit and discover all the unique characteristics of this property. An opportunity not to be missed if you aspire to a judicious and well-located real estate acquisition.

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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[lucasfox.com/go/mon47411](https://lucasfox.com/go/mon47411)

High ceilings, Exterior, Double glazing

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