

€190,000 Apartment - For sale - Exclusive listing

1 Bedroom apartment with 16m² terrace for sale in Montpellier, France

France » Montpellier » 34000

1 Bedrooms **1** Bathrooms **49m²** Floorplan **16m²** Terrace



ALAIN COSTER
Architecte DPLG
100 Avenue de la République
34000 Montpellier

— 4 LOGEMENTS —
190 CHEMIN DE MOULABES
MONTPELLIER

**PROPOSITION
d'AMÉNAGEMENT**

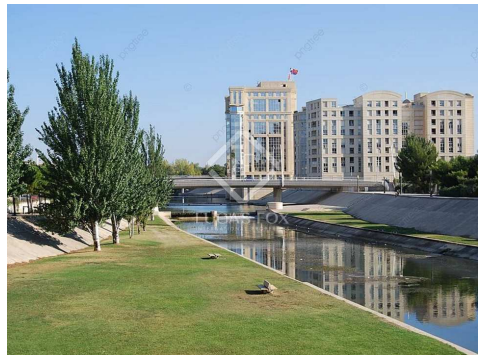
**LOGEMENT 2
NIVEAU RDC**

| TABLEAU des SURFACES | |
|-------------------------|----------------------|
| Total Surface Vitreuses | 48,86 m ² |
| Espace Extérieur | 16,00 m ² |
| Total Surface Planchées | 89,28 m ² |

LÉGENDE GÉNÉRALE

| | | | |
|----|------------------|----|--------------------|
| PF | Plancher | CL | Closerie |
| PA | Paroi | SC | Sanitaires |
| PP | Plancher Planché | CO | Couloir |
| PE | Plancher Étage | MO | Mobilier |
| BE | Basse Ventouse | PO | Plaque de Cuisiner |

Échelle 1/50
21 Juin 2022



Contact us today for more information or to arrange a viewing

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|----------|-----------|------------------------|------------------------|
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| 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 49 m² apartment with its 17 m² 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

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High ceilings, Exterior, Double glazing

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