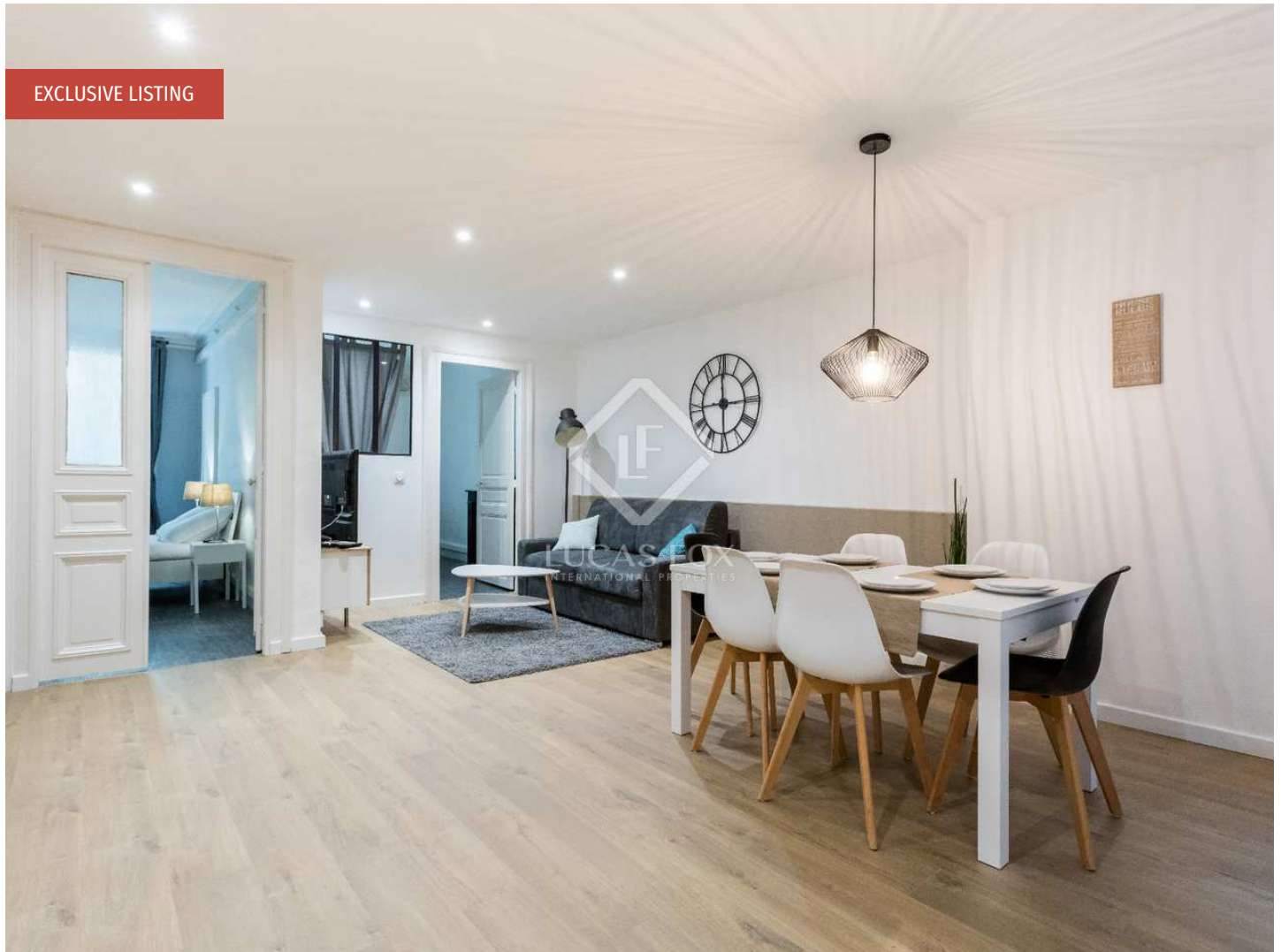


€425,000 Apartment - For sale - Exclusive listing

## A proximité immédiate de la gare, deux appartements de 60 m<sup>2</sup> chacun

France » Montpellier » 34000

**4** Bedrooms    **2** Bathrooms    **120m<sup>2</sup>** Floorplan



Contact us today for more information or to arrange a viewing

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### OVERVIEW

## For investors or liberal professionals, 120 m<sup>2</sup> crossing apartment currently divided into two accommodations of 60 m<sup>2</sup> each, adjacent to St-Roch station

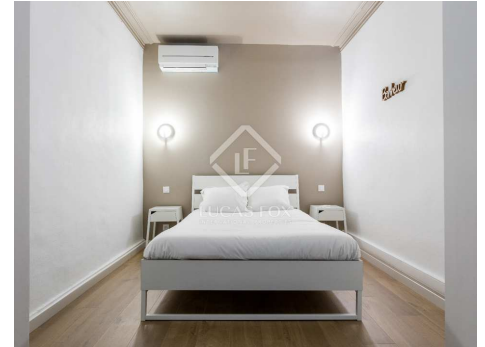
Exclusive to Lucas Fox International Properties, between Place de la Comédie and Saint-Roch train station in Montpellier, air-conditioned apartment, initially 120 m<sup>2</sup> located on the 1st floor in a Haussmanian building, which has been divided into two rental units of identical volumes.

Each has two bedrooms with a bathroom, a living room with an equipped and well-appointed kitchen. The property is crossing with the north side of the first apartment opening onto a skylight and the other south side, brighter, opening onto the station.

Additional information: the four rooms are rented (negotiated tenant departure) and it is possible to acquire this apartment free of any occupation in order to reorganize it into offices. Cellar in the basement. Building in good condition, no work required. Mixed destination and apartment divisible into two (two condominium lots).

For more information regarding this property, contact your Lucas Fox International Properties agency or your dedicated agent Sébastien ANGLADE Commercial Agent - RSAC n° 813 793 833 Montpellier.

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).



[lucasfox.com/go/mon48490](https://lucasfox.com/go/mon48490)

Period features, Period Building,  
High ceilings, Renovated, Open kitchen,  
Heating, Fireplace, Equipped Kitchen,  
Double glazing, City views, Air conditioning

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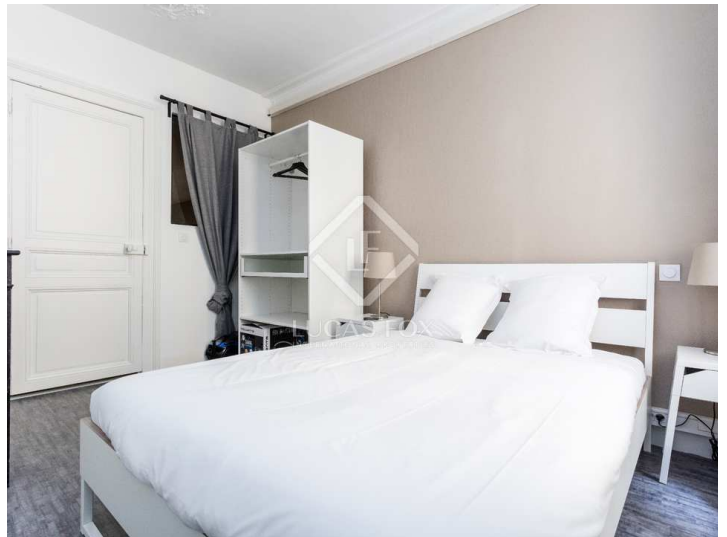
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