

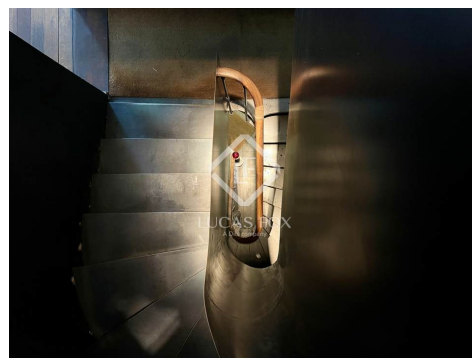
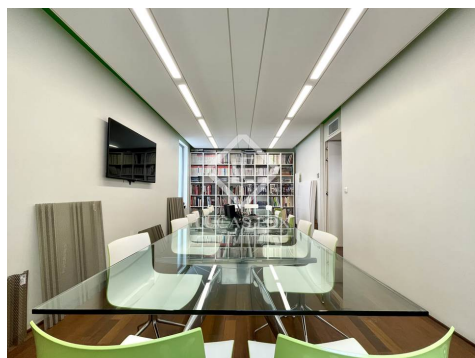
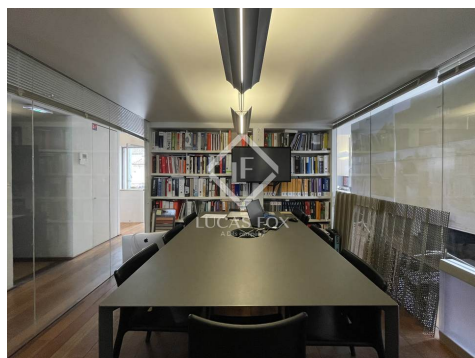
€990,000 House / Villa - For sale

## House / villa for sale in Montpellier Centre, Montpellier

France » Montpellier » Montpellier Centre » 34000

350m<sup>2</sup>

Floorplan



Contact us today for more information or to arrange a viewing

+33 4 67 60 59 14 · montpellier@lucasfox.com · lucasfox.com · 16 avenue Jean Jaurès, Castelnau-le-Lez, Montpellier, France

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**Arceaux de Montpellier, offices with remarkable services, covering more than 350 m<sup>2</sup>**

Exclusive to Lucas Fox International Properties, located in the sought-after and preserved area of Les Arceaux, close to all amenities and the TRAM, 350 m<sup>2</sup> townhouse.

This recently renovated house is spread over three main levels and features a well-maintained, finished basement and a bicycle storage area. Boasting windows on three sides, including one facing south, it offers high-quality features and ample space.

The house, which can be used for offices, a home, or both, benefits from several water points and toilets, allowing for simple division of spaces and accommodating various independent professionals. Currently configured as offices, the spaces are distributed as follows:

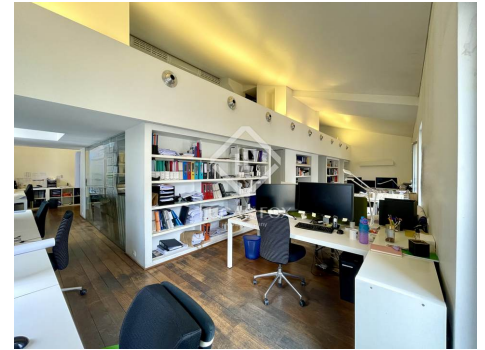
- on one level, two 56 m<sup>2</sup> spaces with the same characteristics, namely two offices, a meeting room and separate toilets. One of these two spaces even benefits from storage and a kitchenette.
- on the 1st floor, 18 workstations are added to a meeting room, a storage room and a sanitary area.
- on the 2nd floor, there are 6 other workstations and a second meeting room.

The semi-open slab between the 1st and 2nd floors highlights the volumes and allows natural light to pass through, and the few French windows open onto the balconies on the 1st floor.

A few words about the features of this property: parquet flooring, historic central staircase highlighted and which continues with a steel staircase, air conditioning throughout the house, double-glazed windows, glass partitions, full-height doors, directional spotlights, renovated facades, roof in good condition.

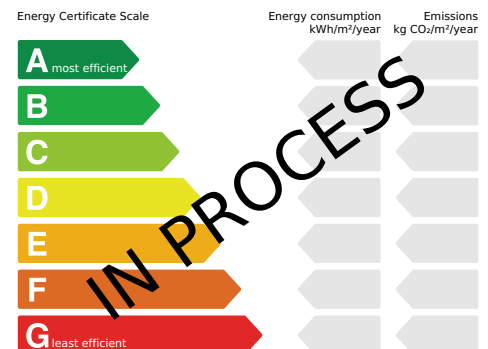
Additional plans and photos on our website.

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/mon50503](https://lucasfox.com/go/mon50503)

Period features, Period Building, Natural light, High ceilings, Well, Tourist License, Renovated, Open kitchen, Heating, Equipped Kitchen, Double glazing, City views, Balcony, Alarm, Air conditioning



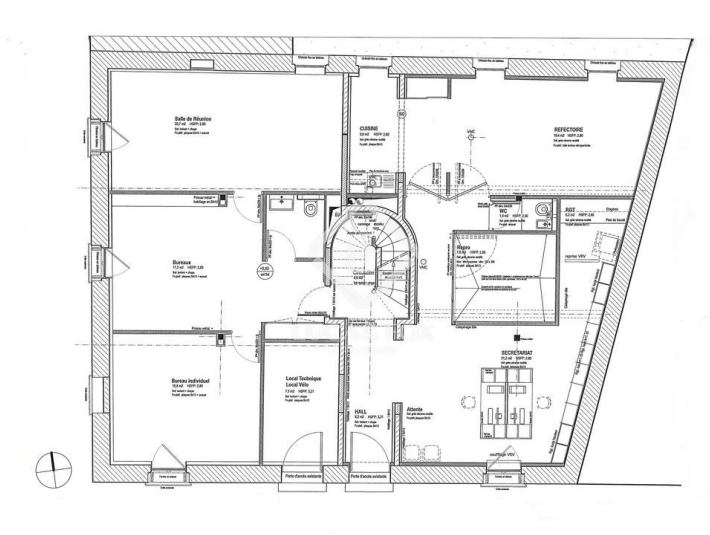
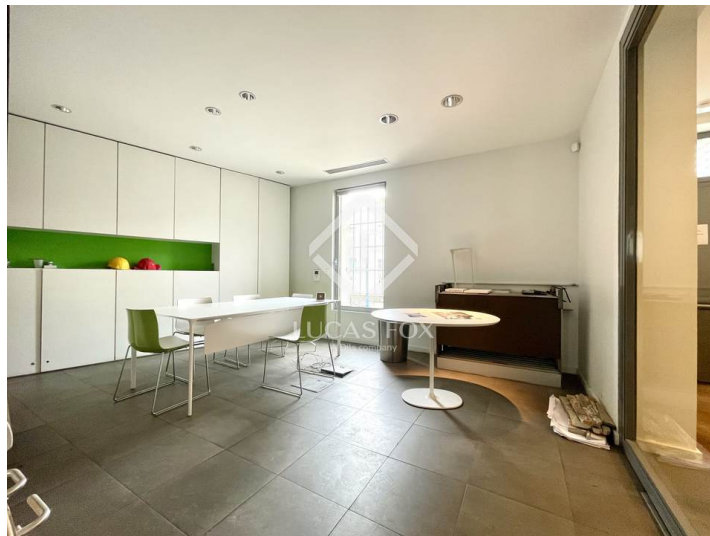
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