

€699,000 House / Villa - For sale - New listing

## Excellent 2 Bedroom house / villa with 30m<sup>2</sup> terrace for sale in Montpellier Centre

France » Montpellier » Montpellier Centre » 34000

<b>2</b>	<b>2</b>	<b>75m<sup>2</sup></b>	<b>400m<sup>2</sup></b>	<b>30m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size	Terrace



**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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### OVERVIEW

## Montpellier city center, in the popular Boutonnet area, charming townhouse with private garden and parking

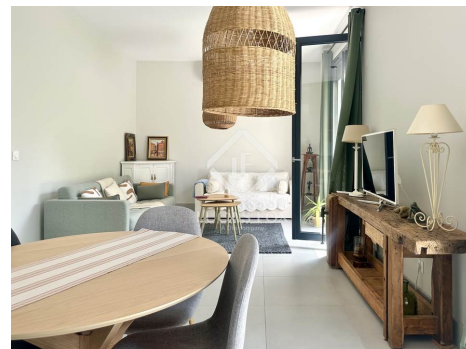
Lucas Fox International Properties, located in downtown Montpellier, in the heart of Boutonnet, offers a charming townhouse with a private garden and parking.

In this enclosed garden of 400 m<sup>2</sup> with a swimming pool, renovated single-story house with a surface area of 75 m<sup>2</sup>. Built in 1950, it is composed as follows: entrance hall, double living room with insert, semi-open kitchen/diner, laundry room as well as two suites with bathroom for one, shower room for the other.

The property benefits from optimal modern comfort: double-glazed windows, reversible air conditioning, insulation, etc. Mainly south-facing, it is located in a calm and intimate environment. The interior spaces continue with its IP terrace of approximately 75 m<sup>2</sup> and its landscaped garden (grace plants, olive tree and large cedar) equipped with automatic watering. Two parking spaces in the garden.

Get the complete file and more information from your dedicated agent, Fanny LE CANN, Commercial Agent - RSAC n° 929 430 114 Montpellier.

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/mon61087](https://lucasfox.com/go/mon61087)

Terrace, Garden, Period features, Period Building, Natural light, Parking, Utility room, Transport nearby, Storage room, Renovated, Interior, Fireplace, Exterior, Equipped Kitchen, Double glazing, City views, Chill out area, Air conditioning

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