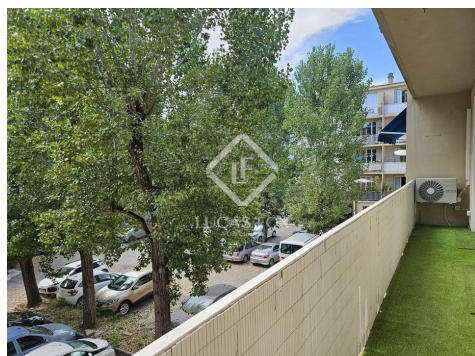
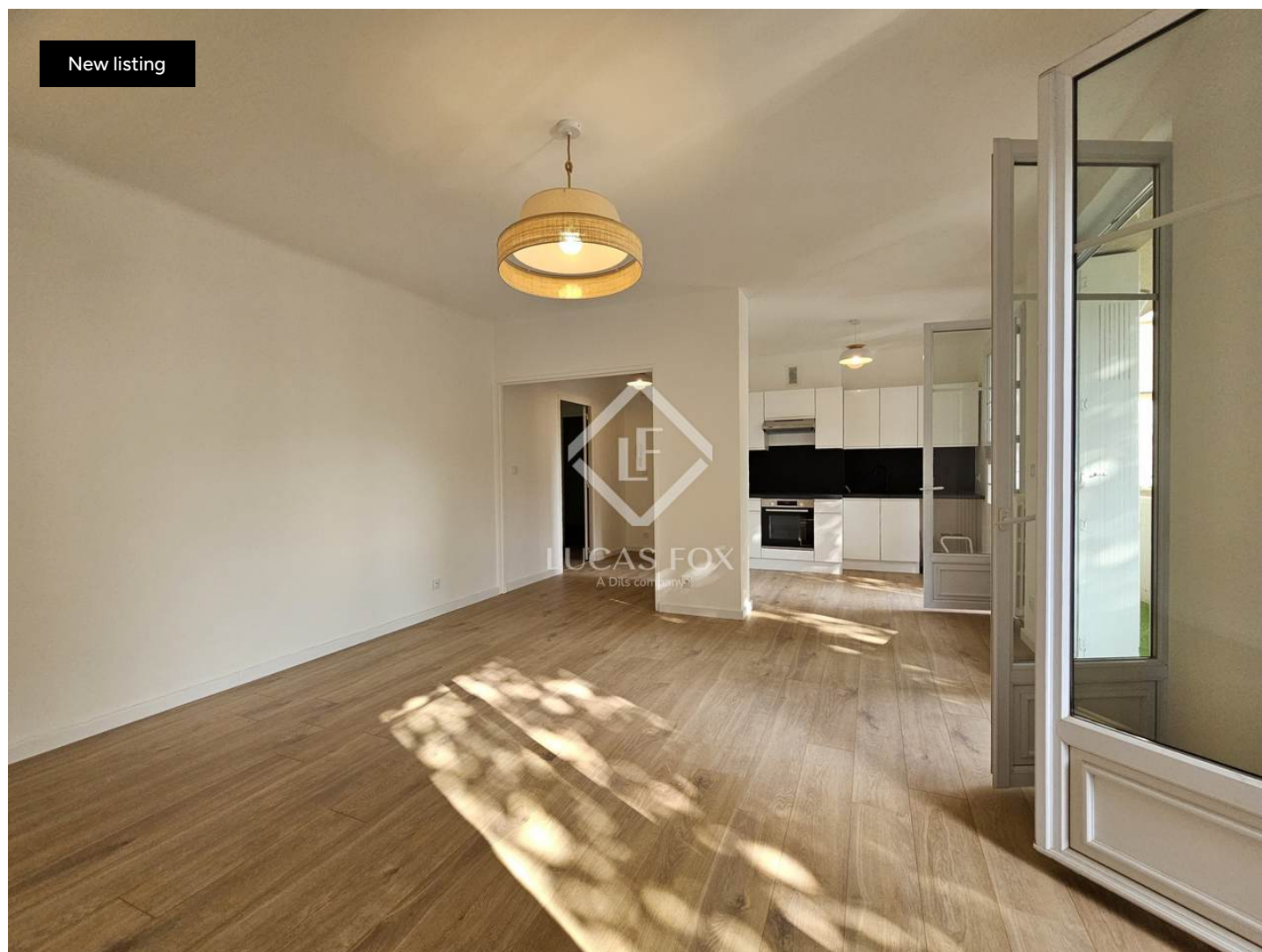


€419,000 Apartment - For sale - New listing

3 Bedroom apartment with 8m² terrace for sale in Montpellier Centre, Montpellier

France » Montpellier » Montpellier Centre » 34090

3	1	86m ²	8m ²
Bedrooms	Bathrooms	Floorplan	Terrace



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Fully renovated and very bright 4-room apartment with open kitchen, balcony and garage in the popular Boutonnet area

Lucas Fox International Properties, in the sought-after Boutonnet district, on the 2nd floor of a secure residence, this modern and bright apartment of 86.84 m² (Carrez) comprises: an entrance opening onto a living room and a kitchen (equipment: oven, induction hob, extractor) with a west-facing balcony, a quiet sleeping area with a corridor leading to 3 beautiful bedrooms (12.63 m², 11.52 m², 12.97 m²) including 2 equipped with storage, 1 shower room, 1 separate WC.

This property has many advantages:

- Electricity completely redone
- Double glazing
- Interior insulation
- Reversible air conditioning in the living room
- Optical fiber
- Closed garage with adjoining storeroom/cellar + Secure outdoor parking within the residence
- Bicycle storage
- Tram at the foot of the building (no noise pollution from the apartment)
- Bus: lines 1, 10, 15, 7, 4, 6
- Shops nearby: supermarket, bakery, banks, schools, middle and high schools, health center and doctors, pharmacy, conservatory...
- Faubourg Boutonnet 300 meters away (greengrocer, wine merchant, butcher, bakery)
- Green spaces nearby (Sainte Odiles Park, Square des Castors, etc.)
- Hospitals/faculties and Place de la Comédie accessible in less than 10 minutes by car or bike
- Diagnostics carried out in April 2025: DPE B / Greenhouse gas emissions: B

This modern and ideally located apartment will suit both a family and people working in the hospital-faculty sector or in the center of Montpellier.

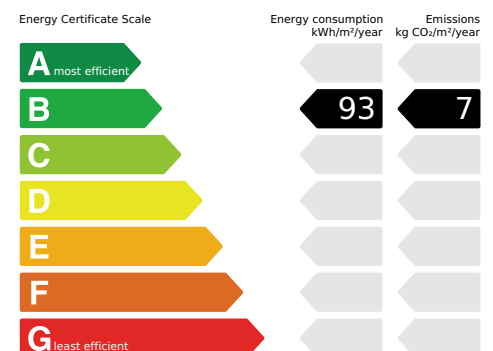
Get the complete file and more information from your dedicated agent, Elodie SALA (Commercial Agent - RSAC n° 899 543 151 Montpellier).

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr.



lucasfox.com/go/mon61247

Private garage, Natural light, Parking,
Storage room, Renovated,
Open kitchen, Heating,
Equipped Kitchen, Double glazing,
Balcony, Air conditioning

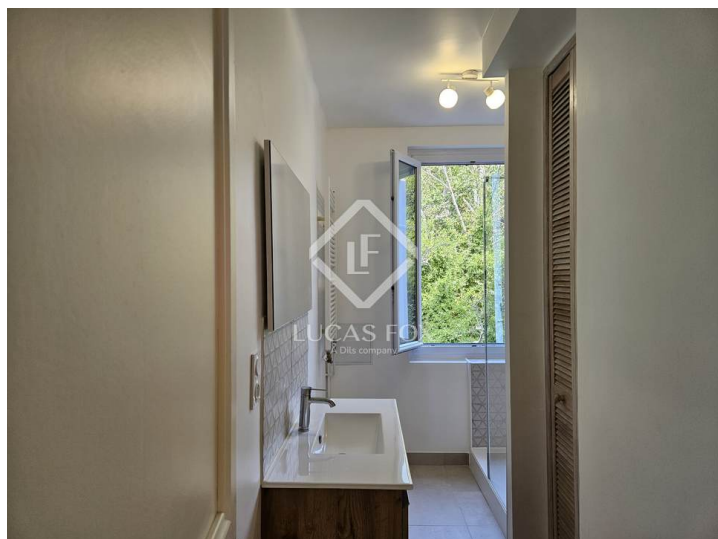


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