

€515,000 Apartment - For sale - New listing

## 2 Bedroom apartment for sale in Montpellier Centre, Montpellier

France » Montpellier » Montpellier Centre » 34000

2            1            120m<sup>2</sup>  
Bedrooms    Bathrooms    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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**Elegant apartment with elevator and balcony offering magnificent views of Sainte-Anne, located between Rue Foch and Place de la Canourgue**

Lucas Fox International Properties, accessible by elevator, on the 3rd floor of a remarkable private mansion undergoing restoration located between Place de la Canourgue and rue Foch, bourgeois apartment with continuous balcony and breathtaking view of Sainte-Anne.

The 120 square meters of this apartment have preserved the building's historical charm: high ceilings, moldings and rosettes, Montpellier-style railings, fireplaces, and large, ornate doors. The apartment features double glazing. Suitable for residential or professional use.

The spaces are distributed as follows: entrance and 5 main rooms, 3 of which overlook the courtyard and 2 have balconies. The apartment is a through-unit, running from East to West.

Just as the townhouse and its common areas are being renovated and the elevator is being installed, the apartment will be sold with new water supply and drainage connections. Therefore, the apartment, sold as a "shell and core" (ready for customization), can be arranged according to your plans. A floor plan is available as an appendix on our website, along with a photograph.

Visits and full file available upon request.

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/mon66535](http://lucasfox.com/go/mon66535)

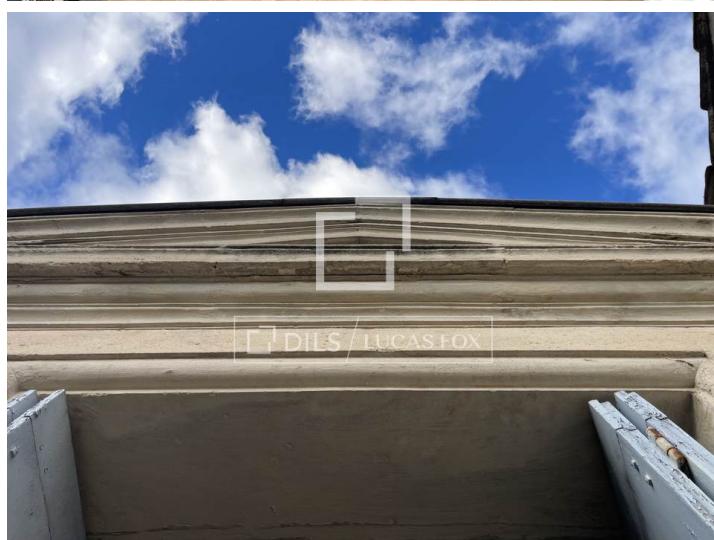
Lift, Period features, Period Building, Natural light, High ceilings, Storage room, Fireplace, Double glazing, Balcony

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