

€420,000 Apartment - For sale - New

2 Bedroom apartment with 31m² terrace for sale in Montpellier Centre, Montpellier

France » Montpellier » Montpellier Centre » 34000

2	2	121m ²	31m ²
Bedrooms	Bathrooms	Floorplan	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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On the top floor with elevator, a light-filled 120 sq m apartment: 75 sq m living room, two suites, three terraces, air conditioning and a private garage. Just steps from the Comédie.

Exclusive to Lucas Fox International Properties, on the top floor of a building with elevator, in the heart of Montpellier, a spacious 120 m² Carrez law apartment (158 m² floor area) extended by three terraces.

The location is one of its greatest assets. Just a few minutes' walk from Place de la Comédie and the Polygone shopping center, you can enjoy all the vibrancy of the city center, with shops, restaurants, and the tram right at your doorstep. The address also offers direct access to major roads: reaching the motorway entrances and leaving the city takes only a few minutes, a real convenience for those who combine city life with regular travel.

The layout is as follows: an entrance hall providing access to all rooms, a vast living room of nearly 75 square meters bathed in light thanks to its large, angled windows and opening onto a main terrace of approximately 20 square meters, with an open-plan kitchen. Two bedrooms designed as true suites: the first with a dressing room, shower room, and private terrace; the second with an en-suite shower room and external access. A separate WC completes the property.

The three terraces, oriented to follow the sun throughout the day, total about thirty square meters and extend each room outwards, with an unobstructed view over the city rooftops.

The apartment is equipped with air conditioning and comes with a private garage and an additional parking space, a rare and sought-after feature in the city center. In good condition, it simply needs a refresh to suit the taste of its future owner to reveal its full potential.

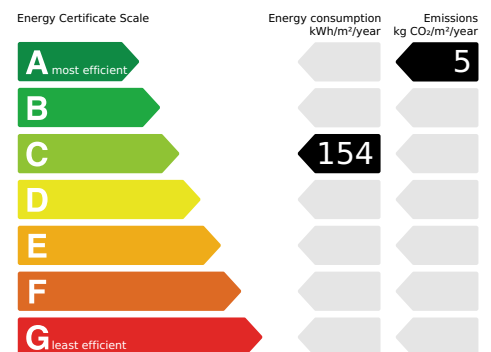
Exceptional volumes, generous outdoor spaces and private parking, in one of the most sought-after areas of Montpellier, a strategic location at the crossroads of the historic center and major thoroughfares.

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



lucasfox.com/go/mon71559

Marble flooring, Parking, To renovate, Heating, Equipped Kitchen, Double glazing, City views, Air conditioning



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