



730 000 €

Ref. 341V1271M

Mandate n°8034

**Buying house**

**6 rooms**

**Surface : 205 m<sup>2</sup>**

**Surface of the living : 42 m<sup>2</sup>**

**Surface of the land : 300 m<sup>2</sup>**

**Year of construction : 1947**

**Exposition : Est**

**View : Citadine**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : a refresh**

**Couverture : tiles**

**Features :**

Double Glazing, Piscine au Chlore, cellar, air conditioning

5 bedroom

1 terrace

1 bathroom

1 shower

3 WC

3 parkings

**Energy class (dpe) : C**

**Emission of greenhouse gases (ges) : A**

Document non contractuel

27/12/2024 - Prix T.T.C



### House Montpellier

Lepic district, close to the future tram line 5 EAI stop, in a small one-way street. Rare in the area: double house on a plot of approximately 300 m<sup>2</sup> composed of: - a first house of 140 m<sup>2</sup> of living space (180 m<sup>2</sup> on the ground), including an entrance, a pleasant and bright living room, with open American kitchen, central island, utility room/laundry room, two bedrooms on one level, one with a real dressing room, bathroom, toilet. Upstairs, two attic bedrooms, a large games room (which can be used as a 5th bedroom), a bathroom with toilet. A South East facing garden with swimming pool. - a second house of 65 m<sup>2</sup> on the ground floor, consisting of a living room with open kitchen, upstairs two bedrooms, bathroom and toilet. 3 parking spaces. Everything is in perfect condition: completely renovated from floor to ceiling 4 years ago, with quality materials. Double glazing, reversible air conditioning, electrical installation to standards, alarm. Very high ceilings.

**Legal information**

730 000 €

Fees paid by the owner,

