



**REYNAUD**  
IMMOBILIER  
Depuis 1994

☎ 04 67 96 08 92  
✉ reynaud.immo@wanadoo.fr

183 000 €

Buying rez-de-jardin

2 rooms

Surface : 46 m<sup>2</sup>

Surface of the living : 21 m<sup>2</sup>

Year of construction : 2024

Exposition : Nord

View : Jardin

Hot water : Individuelle

Inner condition : Neuf

Standing : Luxe

Building condition : Neuf

Features :

JARDIN, Double Glazing, Résidence sécurisée, Calm, Residential, Volets roulants électriques

1 bedroom

1 terrace

1 shower

1 WC

Energy class (dpe) : Unavailable

Emission of greenhouse gases (ges) :

Unavailable

Document non contractuel

08/09/2024 - Prix T.T.C



### Rez-de-jardin 2018.285 Clermont-l'Hérault

THREE-ROOM APARTMENT WITH TERRACE and parking. Discover in MONTPELLIER this 3-room apartment facing south-east, measuring 56.65 m<sup>2</sup>. It is located on the 3rd floor of a recent four-story building of good standing. (residence le Val d'Amère, rue André Marie Ampère) The building dates from 2013 and has an elevator. Access is secured by the presence of an intercom and a digital code. It is arranged as follows: an entrance, a sleeping area with two bedrooms of 9 m<sup>2</sup> and 11 m<sup>2</sup>, a bathroom and separate WC. A beautiful living room with an equipped American kitchen complete this property. The apartment benefits from individual gas-fired heating. A terrace with a surface area of 12.6 m<sup>2</sup> adds very appreciable additional space and is not overlooked. expected delivery: 4th quarter 2024

Fees and charges :

Well condominium

42 lots in the condominium 183 000 € fees included



Agence REYNAUD IMMOBILIER - 7 boulevard Gambetta, 34800 Clermont-l'Hérault

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RCS 835 108 549 Montpellier - Code NAF 6831Z - SIRET 835 108 549 00014 - Garantie financière : GALIAN 120.000€

Document non contractuel - Barème des prix disponible sur notre site internet