

Beautiful flat on the 4th or 5th floor for sale: 3 bedrooms including 1 suite, terrace 17m2, 2 private parking



INFORMATION

Town:	Montpellier
Department:	Hérault
Bed:	3
Bath:	2
Floor:	86 m2
Outside Space:	17 m2



IN BRIEF

Beautiful residence with shops and public transport at the foot of the building. Flat of 86,06 m2 : - Living room / Kitchen + Pl 37,37 m2 - WC 1 : 2,16 m2 - Clearance + cupboard 6.09 m2 - Bathroom 5,44 m2 - WC 2: 1.36 m2 - Bedroom 1 + cupboard: 10.32 m2 + shower room: 2.71 m2 - Bedroom 2 + cupboard: 9.02 m2 - Bedroom 3 : 11,59 m2 Terrace 17,10 m2 2 private parking spaces in the basement

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

DESCRIPTION

In the new Cité Créative district and just a stone's throw from the city centre, FAUBOURG56 offers you a whole new way of life in the heart of the cultural and creative industries.

Just 2 minutes from the Halle Tropisme, with direct access to the

Parc Montcalm and all the services and leisure facilities in the immediate vicinity, it offers a most pleasant daily life.

The future line 5 of the tramway at the foot of the residence, a crèche, a school, shops, play areas and meeting places... everything is in place to make this site a place to be.

A majestic building stands on the former Place d'Armes of the École d'Application de l'Infanterie and offers a new life to its future residents. The U-shaped volume, in response to the École Supérieure des Métiers Artistiques, alternates closure and openness for a perfect balance that allows light to pass through and encourages circulation on the square and between the buildings.

- Ground floor + 6 floors with a top floor of attics
- Very well maintained common areas
- Flats from studio to 5 rooms
- Generous and functional surfaces
- Architectural object in the Atrium with its facades decorated with scales
- Shared roof terrace on the top floor
- Shops at the foot of the building
- Concierge service
- 3 levels of underground parking

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES