

A beautiful, quiet and bright house with exterior, 15 minutes from the historic center of Montpellier.



## INFORMATION

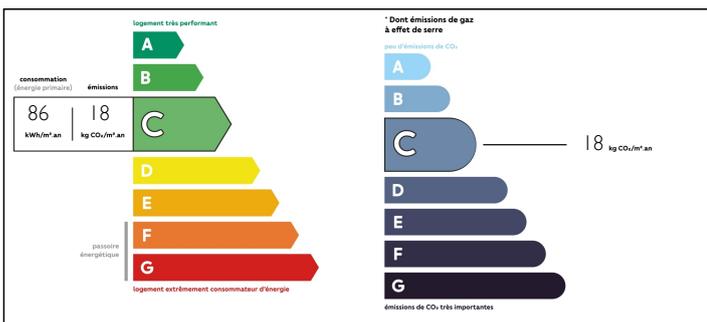
Town:	Montpellier
Department:	Hérault
Bed:	3
Bath:	1
Floor:	84 m2
Plot Size:	100 m2



## IN BRIEF

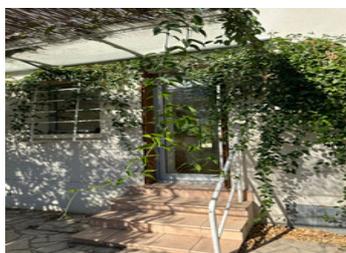
Montpellier, located in the Boutonnet district. Quiet and residential area. Close to university hospitals. Public transport nearby. 8 minutes (by bike) from the historic center.

## 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

A very beautiful 3 bedroom house welcomes you with its bright and airy spaces. It offers an open kitchen, living room/lounge, laundry room, toilet.

Upstairs : 3 bedrooms ; a bedroom of 13,55m<sup>2</sup> , a bedroom of 11m<sup>2</sup> , a bedroom of 9,20m<sup>2</sup> + bathroom + toilet;

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

## LOCAL TAXES

Taxe foncière: 1497 EUR

## NOTES