

**312 000 €**

**For sale house**

**4 rooms**

**Surface : 92 m²**

**Surface of the living : 36 m²**

**Surface of the land : 250 m²**

**Year of construction : 1980**

**Exposition : Sud**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Features :**

air conditioning, Bedroom on ground floor,  
Double Glazing, Motorized shutters, Calm

**3 bedroom**

**1 terrace**

**1 shower**

**2 WC**

**Legal information**

312 000 €

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



### House 3495 Montpellier

**EXCLUSIVE ACANTHE** Located in a quiet dead-end street in the Croix d'Argent neighborhood of Montpellier, this 92 m² house will charm you with its peaceful setting, bright interior, and close proximity to all amenities. Built on a plot of approximately 250 m², the ground floor features a beautiful 36 m² open living space combining a dining area and a living room, flooded with natural light thanks to large sliding glass doors overlooking the garden. You'll also find a separate, fully fitted kitchen with access to a pleasant terrace at the front of the house, as well as a bedroom and a separate toilet. Upstairs, two spacious bedrooms with storage await you, along with a modern bathroom including a toilet. Outside, enjoy a private, planted garden—a true haven of peace, perfect for relaxing moments or outdoor meals. There is no garage, but free parking spaces are available in front of the house. Highlights: • Sought-after and very quiet...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 1260 and 1400 € (reference year 2025)  
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**Acanthe Immobilier** - 29, Avenue Jean Jaurès, 34170 Castelnau le Lez

Tél: 04 67 79 26 26 - contact@acantheimmobilier.com - [www.acantheimmobilier.com](http://www.acantheimmobilier.com)

Code NAF 703A - SIRET 420 451 155 00014 - Assurance responsabilité civile QBE

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