

**750 000 €**

**For sale house**

**6 rooms**

**Surface : 156 m²**

**Surface of the land : 600 m²**

**Year of construction : 1962**

**Exposition : Est ouest**

**View : Jardin**

**Hot water : Electrique**

**External condition : good**

**Features :**

Laundry room, Carport, drilling, Poêle à granulés, Bedroom on ground floor, Double Glazing, Espace de rangement, Workroom, cellier, Calm

**4 bedroom**

**2 terraces**

**1 bathroom**

**1 shower**

**2 parkings**

**Legal information**

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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 3464 Montpellier

**EXCLUSIVE:** Located in the highly sought-after Aubes district, just steps from public transport, shops, and schools, this beautiful house of 160 m² living space, spread over two floors, will captivate you with its ideal location and lifestyle. About a fifteen-minute walk from Montpellier city center, it offers all the comforts of urban living while surrounded by lush greenery. The house features a living room open to a modern, fully equipped kitchen, 4 spacious bedrooms, a bathroom, and a shower room. It benefits from a large versatile space that can be set up as a playroom, TV room, or second living area. A true haven of peace in the heart of the city, it provides a rare and desirable setting, peaceful and private for nature lovers, with its large Mediterranean wooded garden. An outdoor covered area for dining and relaxation, a carport for 2 cars, and a well with drilling complete this property. With its generous spaces, it is perfect for a...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : C  
Estimated annual energy between 2406 and 3256 € (reference year 2025)  
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Code NAF 703A - SIRET 420 451 155 00014 - Assurance responsabilité civile QBE

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