

# French Properties

ONLINE

€449 500

**3 bedroom last floor**

**Surface : 87 m<sup>2</sup>**

**Surface of the living room: 30 m<sup>2</sup>**

**Terrace area: 60 m<sup>2</sup>**

**View : open**

**Inner condition: excellent**

**Features:**

double glazing, calm, shops at walking distance, lift, air conditioning

3 bedroom

2 terraces

1 bathroom

1 garage

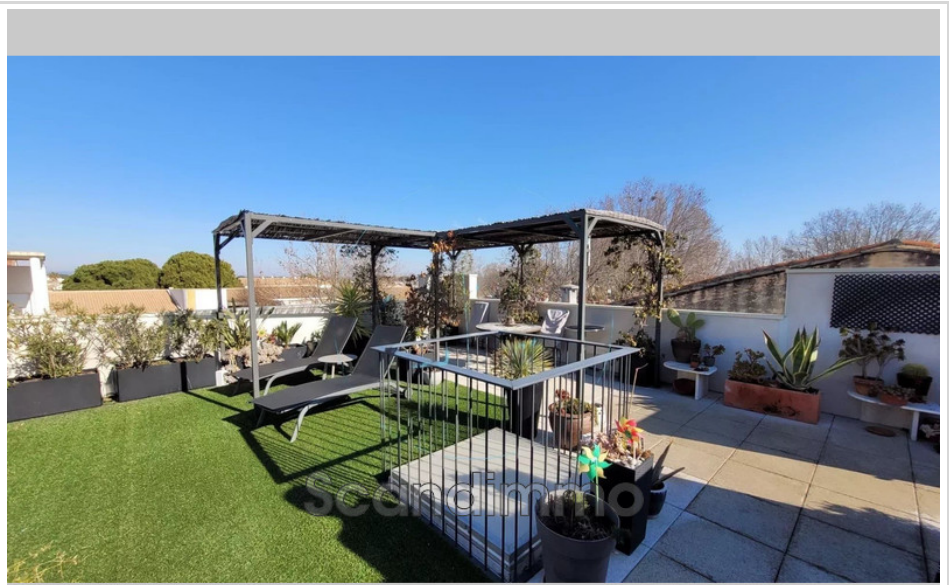
**Energy class (dpe):** Unavailable

**Emission of greenhouse gases (ges):**

Unavailable

Document non contractuel

03/05/2024 - Prix T.T.C



## Last floor Mauguio

Rare opportunity: beautiful three-bedroom apartment of 87 m<sup>2</sup> on the 2nd and last floor with a roof terrace of 60 m<sup>2</sup> and a magnificent view. This exceptional apartment is perfectly located in the heart of Mauguio, a small and authentic town with shops, restaurants, healthcare, schools and sporting and cultural activities 5 minutes on foot. The station is 10 minutes away by car, and 9 km to Montpellier. The property offers a fantastic roof terrace of 60m<sup>2</sup> with a fantastic view. The large living room with an open kitchen looks out onto the second terrace of 13m<sup>2</sup>. You will also find a spacious corridor that leads to three bedrooms, all with wardrobe space, a bathroom with WC and a separate WC. Double-parking of 30m<sup>2</sup> in the basement. Double glazing, alarm, reversible air conditioning. The water heater is from 2022. The property is in very good condition. Here, all you have to do is move in and enjoy life!

Fees and charges :

Annual current expenses 1 620 €

Well condominium

449 500 € fees included

