



04 67 42 89 68 | agence@marianneimmobilier.com | www.marianneimmobilier.com

Price on request

Buying triplex

Surface : 80 m²

Surface of the living : 25 m²

Year of construction : 2024

Exposition : Sud

View : Jardin

Hot water : Individuelle
thermodynamique

Inner condition : new

Standing : Résidentiel

Building condition : new

Features :

double glazing, Résidence
sécurisée, calm, Résidentiel,
Volets roulants électriques

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 parking

Energy class (dpe) : A

Emission of greenhouse gases
(ges) : Unavailable

Document non contractuel

25/10/2025 - Prix T.T.C



Triplex Montpellier - Ref. 825V946A - Mandate n°Mandat cadre

Beautiful T4 Triplex with Garden, Terrace, and Parking Discover this stunning triplex offering 80.5 m² of living space (96.1 m² total area). Nestled within an intimate, contemporary residence, this property combines modern comfort, tranquility, and close proximity to amenities. Property Details Living Room / Kitchen: 25.30 m², bright and open to the outside Entrance: 4.20 m² Storage Room: 2.50 m², practical and functional Bedroom 1: 12.20 m² Bedroom 2: 10.20 m² Bedroom 3 (with private shower room): 13.70 m² Bathroom: 3.80 m² 2 Separate WCs: 1.70 m² and 1.60 m² Hallways: 4.30 m² + 1.00 m² Outdoor Space: Private garden terrace of 15.6 m² An Exceptional Living Environment Residential, green, and peaceful neighborhood, just steps from Montmaur Woods, the Lunaret Zoo, and Domaine d'Ô. Immediate access to universities, Montpellier University Hospital, and innovation hubs (MedVallée, Euromédecine, Agropolis). Quick access to local shops, supermarkets, and commercial areas. Convenient Transport: bus stop 3 minutes away, tram line 1 (Occitanie) within a 15-minute walk, TGV stations and airport reachable in 20 minutes. Highlights: Triple aspect, through apartment, very bright High-end features (electric roller shutters, Sweetom® home automation,



contractual

Marianne Immobilier - 91, Avenue du Pont Juvénal - 34000 Montpellier

Fees and charges :

Tél: 04 67 42 89 68 - agence@marianneimmobilier.com

Annual current expenses 600 €

Well condominium

Carte professionnelle n°3402 2017 000 016 749 délivrée par la CCI de l'Hérault le 17/02/2023 - RCS B 434 292 512 Montpellier

Code NAF 703A - Garantie financière : La société de caution mutuelle des professions immobilières et foncières SOCAF - 26 avenue de Suffren - 75015 PARIS - Document non contractuel