



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

Price on request

Buying apartment
3 rooms
Surface : 64 m²

Surface of the living : 23 m²
Year of construction : 2024
Exposition : Sud est
View : Dégagée
Hot water : Individuelle thermodynamique
Inner condition : new
Standing : Résidentiel
Building condition : new

Features :

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

2 bedroom
1 terrace
1 bathroom
1 WC
1 parking

Energy class (dpe) : A
Emission of greenhouse gases (ges) : Unavailable

Document non contractuel
24/10/2025 - Prix T.T.C



Apartment Montpellier - Ref. 825V955A - Mandate n°Mandat cadre

New T3 available immediately in Montpellier Immediate delivery – Reduced VAT at 5.5% (conditions apply) Located in the heart of the sought-after Pompignagne district, this residence embodies a true art of living. Modern, connected, and environmentally friendly, it offers high-end accommodations with refined architectural quality. Just steps from all amenities (shops, services, schools, public transport) and only minutes from the city center, Antigone, Odysseum, and the banks of the Lez River, you'll enjoy a privileged living environment between urban life and nature. Unit T3 – Family apartment Living area: 64.52 m² Bright living room / kitchen: 23.85 m² 2 bedrooms with built-in closets (11.82 m² and 12.06 m²) Entryway / office of 4.44 m² ideal for remote work Modern bathroom and separate WC Terrace of 13.98 m² Fitted and equipped kitchen for immediate comfort Price: €296,279 including tax (eligible for reduced 5.5% VAT under conditions) Standard VAT 20% €337,000 including 1 parking space. A strategic location in the heart of Montpellier City Center / Place de la Comédie: 10 min Polygone: 9 min Antigone district: 7 min Richter University: 5 min Odysseum Shopping Center: 5 min Rimbaud Park: 1 min on foot Lez Market: 10 min Beaches (Carnon): 12 min Saint-



Well condominium

Marianne Immobilier - 91, Avenue du Pont Juvénal - 34000 Montpellier
60 lots in the condominium
Tél: 04.67.42.89.68 - agence@marianneimmobilier.com

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