



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

Price on request

Buying apartment

1 room

Surface : 28 m²

Surface of the living : 28 m²

Year of construction : 2026

Exposition : Sud

View : Dégagée

Hot water : Individuelle
thermodynamique

Inner condition : new

Standing : Résidentiel

Building condition : new

Features :

lift, double glazing, Résidence
sécurisée, calm, Résidentiel,
electric shutters

1 terrace

1 shower

1 WC

1 parking

Energy class (dpe) : A

Emission of greenhouse gases
(ges) : Unavailable

Document non contractuel

15/12/2025 - Prix T.T.C



Apartment Montpellier - Ref. 825V966A - Mandate n°Mandat cadre

Spacious and Bright T1 Studio in a Green Setting – Montpellier An eco-friendly residence in the heart of Montpellier. Located on the 4th floor of the residence, this charming 28 m² studio with a 7.15 m² terrace stands out with its modern design and high-quality finishes. Nestled in the Aiguernelles neighborhood, the residence blends nature, comfort, and convenience. Description Private area: 35.15 m² Bright living room/kitchen area, contemporary bathroom / WC Outdoor space: 7.15 m² terrace offering a genuine relaxation area. Floor: 4th with open views, pleasant orientation Price: €173,000 including taxes with 1 parking space included Reduced notary fees / No agency fees Delivery: 4th quarter 2027 Ideal for rental investment or as a primary home for a single occupant, this property offers excellent value for money in a rapidly developing neighborhood, at the heart of bustling Montpellier. Its terrace and contemporary finishes create a bright and inviting urban retreat. Highlights Residence compliant with RE2020: thermal comfort and energy savings. Eligible for the Zero-Interest Loan (PTZ) for first-time buyers Parking and bicycle storage Landscaped green spaces and prioritization of eco-friendly mobility Features: High-end finishes and optimized layout, double-glazed windows, roller



space, just steps from Montpellier's city center. Contact us today for a personalized appointment – presentation of the program and the unit on plan or on site, to discover these beautiful apartments. Illustrative image, non-contractual

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

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Fees and charges : 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

Annual current expenses 420 €

Well condominium

100 lots in the condominium

