



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

Price on request

Buying apartment
2 rooms
Surface : 45 m²

Surface of the living : 20 m²
Year of construction : 2024
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 bedroom
1 terrace
1 bathroom
1 WC

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

Document non contractuel
16/12/2025 - Prix T.T.C



Apartment Rodilhan - Ref. 825V975A - Mandate n°Mandat Cadre

Beautiful one-bedroom apartment with kitchenette, reversible air conditioning, terrace, and parking. Exceptional living environment in Rodilhan – New residence with contemporary architecture. Facing the future 3-hectare park in the new neighborhood, this 45.2 m² apartment + 12 m² terrace combines modernity, tranquility, and close proximity to Nîmes. The residence stands out for its refined contemporary design, green spaces, and privileged residential setting. Description – Unit A1-103 - 1st floor Indoor living area: 57.1 m² Outdoor area: 12 m² Spacious terrace, perfect for dining, relaxing, and outdoor arrangements Living room / Kitchen: 20 m² – bright, through-living area Comfortable bedroom of 12.7 m² with built-in wardrobe Bathroom + WC Highlights Cross-ventilated accommodation, Functional kitchenette Ideal for welcoming the buyer right from move-in and ensuring a smooth setup. Natural light all day long, Bedroom with direct access to the terrace A true extension of the living room, offering an outdoor space usable throughout the year. The apartment features optimized built-in storage for everyday convenience. Reversible air conditioning Thermal comfort guaranteed both summer and winter for pleasant daily living. Intimate-sized residence Modern



Central Station: 15 min Nîmes Airport: 14 min Montpellier Airport: 43 min Quick access to Nîmes and major facilities Price: €160,000 including tax Parking:

€15,000 Notary fees PAID No agency fees ELIGIBLE for PTZ– Cheaper Credit

Access Package LMNP scheme (100% reduction on your rental income tax)

Contact us to receive the floor plans and arrange a visit at your convenience. Visual representation for illustrative purposes only

Fees and charges :

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

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

Carte professionnelle n°3402 2017 000 016 749 délivrée par la GCI 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 720 €

Well condominium

40 lots in the condominium