



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 : 22 m²

Year of construction : 2024

Exposition : Sud ouest

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 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 Saint-Jean-de-Védas - Ref. 825V972A - Mandate n°Mandat cadre

Exceptional 1-Bedroom Apartment – Terrace with Open Views, Just Steps from Montpellier Ideally located at the entrance of Saint-Jean-de-Védas, in the Roque Fraïsse ZAC, this residence combines contemporary architecture, quality of life, and environmental respect. This spacious 1-bedroom apartment offers a total private area of 64.67 m² with terraces measuring 19.17 m². New 1-Bedroom Apartment Level: R+2 Total private area: 64.67 m² Main terrace: 19.17 m² South-West facing exposure Entrance of 6.30 m² with built-in closet Living room / Kitchen of 22.83 m² with direct access to the main terrace and open views Bedroom of 11.16 m² opening onto the terrace Built-in closet included in the surface area. Bathroom / WC: 5.21 m² Price €259,200 including VAT with 1 parking space included. Reduced notary fees / No agency fees Expected delivery: 2nd quarter 2026. * High-end features: * Large format tiles on floors and terraces * Electric roller shutters on all white joinery * Equipped bathroom (vanity unit, mirror, heated towel rail) * Integrated home automation via the app. * Eco-responsible residence with sustainable greywater management * Eco-friendly insulation made from Camargue rice straw, ensuring thermal and acoustic comfort. A



Montpellier Méditerranée Airport * 5 minutes on foot from tram line 2 and buses *
10 km from the beaches (Palavas-les-Flots, Carnon, Villeneuve-lès-Maguelone)

Marianne Immobilier - 91, Avenue du Port Juvenal - 34000 Montpellier

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

Contact us now to discover this exceptional property and schedule your visit! Non-
contractual ambiance rendering

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 720 €

Well condominium

