



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

Price on request

Buying apartment

4 rooms

Surface : 81 m²

Surface of the living : 35 m²

Year of construction : 2025

Exposition : Sud

View : Jardin

Hot water : Individuelle
thermodynamique

Inner condition : new

Standing : Résidentiel

Building condition : new

Features :

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

3 bedroom

1 terrace

1 shower

2 WC

2 parkings

Energy class (dpe) : A

Emission of greenhouse gases
(ges) : Comming soon

Document non contractuel
25/10/2025 - Prix T.T.C



Apartment Vendargues - Ref. 825V957A - Mandat n°Mandat cadre

Exceptional New 3-Bedroom Cross-Through Apartments in Vendargues A Prime Location Located in the heart of Vendargues, a charming village at the gates of Montpellier and the Petite Camargue, the residence Direct access to major routes (A9, A709, RN113). Local shops, supermarkets, restaurants, and medical services just minutes away. Daycares, schools, middle school, quality sports and cultural facilities. A lively community with Camargue traditions, local festivals, and warm hospitality. Only 20 minutes from the beaches (Carnon, Palavas-les-Flots). The Residence: High-end new development (RT 2012 – NF Habitat certification). Secure access with key code and badge. Private underground parking. Spacious outdoor areas: terraces and private gardens. Contemporary architecture blending with the village spirit. Lot A101 3-Bedroom – 1st Floor Cross-through apartment with south-facing terrace, bright living room and practical bedroom area. Living area: 81.25 m² Terrace: 13.15 m² Total area: 94.40 m² Living room / Kitchen: 35.20 m² 3 bedrooms: 12.60 m² – 10.75 m² – 10.40 m² Bathroom / WC: 6.50 m² Separate WC: 1.80 m² Price: €384,900 VAT included with 2 parking spaces included Reduced notary fees / No agency fees Expected delivery: 2nd quarter 2026 Lot



Enhanced acoustic and thermal insulation. Efficient heating and hot water

systems. Terraces equipped with lighting, tap, and electrical outlet. Fiber optic and smart home connectivity. Brand new residence compliant with the latest standards

(RT 2012). Strategic location: authentic village close to Montpellier. Large terraces

to enjoy the Mediterranean climate. Secure underground parking. An excellent

opportunity to live in or invest. Available for viewing at your convenience, Visuals are

for illustrative purposes only and not contractual

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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

Fees and charges :

Annual current expenses 1 200 €

Well condominium

32 lots in the condominium