



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 : 30 m²

Year of construction : 2025

Exposition : Plein 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

2 bedroom

1 terrace

1 shower

1 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. 825V958A - Mandate n°Mandat cadre

New T3 Apartment with South-Facing Garden in Vendargues A prime location Located right in the heart of Vendargues, a charming village at the gates of Montpellier and the Petite Camargue, the residence Direct access to major roads (A9, A709, RN113). Local shops, supermarkets, restaurants, and medical services just minutes away. Daycares, schools, a middle school, as well as quality sports and cultural facilities. A vibrant community life with Camargue traditions, village festivals, and friendly atmosphere. Only 20 minutes from the beaches (Carnon, Palavas-les-Flots). The Residence: A high-end new development (RT 2012 – NF Habitat certified). Secure building with digital code and access badge. Private underground parking. Large outdoor spaces: terraces and private gardens. Contemporary architecture blending with the village spirit. Living area: 64.50 m² Garden: 46 m² Total private area: 110.5 m² Living room / Kitchen: 30.35 m² 2 bedrooms: 12.55 m² and 10.20 m² overlooking the garden Bathroom / WC: 4.50 m² Separate WC: 2 m² Storage room: 1.4 m² Price: €324,900 including VAT with 2 parking spots included Reduced notary fees / No agency fees Expected delivery: 2nd quarter 2026 Premium features and key advantages Large format tiles and



non-contractual

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

Fees and charges :

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

Annual current expenses 936 €

Well condominium

32 lots in the condominium

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