



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

Price on request

Buying maison

4 rooms

Surface : 95 m²

Surface of the living : 39 m²

Surface of the land : 162 m²

Year of construction : 2026

Exposition : Ouest

View : Jardin

Hot water : Thermodynamique

Inner condition : new

External condition : new

Couverture : Toit terrasse

Features :

double glazing, Arrosage automatique, Portail automatique, calm

3 bedroom

3 terraces

1 bathroom

1 shower

2 WC

2 parkings

Energy class (dpe) : A

Emission of greenhouse gases (ges) : Unavailable

Document non contractuel

24/10/2025 - Prix T.T.C



Maison Montpellier - Ref. 825V853M - Mandate n°Mandat cadre

Duplex Townhouse T4 95.17 m² of living space + 162.65 m² of outdoor areas
Discover this exceptional T4 townhouse residence located in the heart of the Millénaire district, close to Jane Evrard Park, the Odysseum shopping center, and the Port Marianne business district. Here, modern architecture blends with nature in a peaceful, green environment perfectly connected to the city center. Description
This T4 duplex townhouse combines elegance, comfort, and generous living spaces: Garden Level: Total living area: 95.17 m² Entrance of 3.98 m² that crosses the planted terrace of 26.81 m², offering a seamless transition between indoor and outdoor living. Cathedral ceiling living room / kitchen of 39.02 m², flooded with natural light thanks to large floor-to-ceiling windows, opening onto a 13.89 m² terrace, perfect for outdoor dining. Shower room with WC: 5.91 m² Upper Floor: Master suite with wardrobe: 14.07 m² Bedroom 2: 10.31 m² Bedroom 3: 9.99 m² Bathroom: 3.54 m² Separate WC: Exceptional outdoor spaces – Total 162.65 m²
This T4 duplex features several terraces, including a stunning rooftop terrace that provides a true outdoor living space. The cathedral living room, with its impressive ceiling height and large windows, enhances the feeling of space and fills the room



natural stone and zinc Built-in wardrobes and ample storage Location & accessibility Jane Evrard Park: 2 minutes on foot Tramway (Bus lines 15 and 16): 3 minutes on foot Odysseum shopping center: 5 minutes by car Saint-Roch train station: 12 minutes Beaches: 15 minutes Highways A709 and A9: 5 minutes The T4 townhouse offers a lifestyle balanced between urban living and nature, Designed as a harmonious architectural work that unites volumes, light, and greenery. A true green sanctuary to enjoy the Mediterranean climate all year round.

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

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

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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

Contact us today for a personalized appointment – presentation of the development and the unit by plan or on site, to discover this stunning home. Visuals are for illustrative purposes only and are not contractual

Fees and charges :

Annual current expenses 1 320 €

Well condominium

50 lots in the condominium