



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

Price on request

Buying maison de ville

Surface : 80 m²

Surface of the living : 25 m²

Surface of the land : 15 m²

Year of construction : 2024

Exposition : Sud

View : Jardin

Hot water : Thermodynamique

Inner condition : new

External condition : new

Couverture : Toit terrasse

Features :

double glazing, Arrosage automatique, calm

3 bedroom

1 terrace

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 de ville Montpellier - Ref. 825V848M - Mandate n°Mandat cadre

Townhouse New T4 with garden and terrace, Immediate Delivery Discover this beautiful new T4 townhouse located in Montpellier, in a sought-after neighborhood that is both residential, peaceful, and close to all amenities. Key features of the Townhouse: Living area of 80.5 m² Bright living room/kitchen of 25.3 m², open to the outside 3 comfortable bedrooms, including a suite with a private shower room of 13.7 m² 2 separate suspended toilets: 1.7 m² and 1.6 m² 1 bathroom: 3.8 m² Practical utility room for storage: 2.5 m² Private terrace and garden of 15.6 m² to enjoy the nice weather Total usable area: 96.1 m² Price €399,900 including tax with 2 parking spaces included. Reduced notary fees / No agency fees T4 Townhouse: Private entrance Through house, flooded with natural light Direct access to garden and terrace Private outdoor spaces for relaxation High-end features: Large format tiling, meticulous finishes Motorized roller shutters Thermal insulation RT 2012 with guaranteed summer/winter comfort 2 private parking spaces An ideal location: 5 minutes from Montmaur woods and Lunaret Zoo Close proximity to universities, the University Hospital, and the Euromédecine / Agropolis business hubs Accessible transport (bus 3 min, Occitanie tram 15 min) Shops, schools, and



Well condominium

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

22 lots in the condominium

Tél: 04.67.42.89.68 - agence@marianneimmobilier.com

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