

1 975 € / month

**Rentals house**

**4 rooms**

**Surface : 108 m²**

**View : Jardin**

**Hot water : Gaz**

**Inner condition : Good**

**Features :**

Pool, Double Glazing, Automatic gate

3 bedroom

3 terraces

1 bathroom

1 shower

2 WC

1 garage

3 parkings

**Fees and charges**

Monthly rent 1 975 € with charges including 75 € provision for charges with annual settlement %} (excluding charges 1 900 €).

1 404 € VAT of fees paid by the tenant (including 324 € VAT for state of the property), 1 900 € for security deposit,



**House Montpellier**

MONTPELLIER, a rare find in the Aubes neighborhood – a bright T4 house with 3 bedrooms, a pool, garden, and garage. This 108 m² home offers a pleasant living environment with a shaded garden, swimming pool, and terraces. On the ground floor, an entrance with a closet leads to an open kitchen overlooking the garden, fully equipped (oven, cooktop, fridge, hood). The spacious living room provides access to two gardens: at the back, a charming courtyard lined with bamboo, and at the front, a swimming pool along with a large shaded terrace. This level also includes a laundry room with a toilet. Upstairs, a landing serves three bright bedrooms, two of which feature terraces with garden views. Separate toilets and a bathroom with a double sink and storage complete this floor. The property includes a secure garage with storage space as well as several parking spots. AVAILABLE IMMEDIATELY Rent: €1,975 per month, all charges included Provision...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : C  
Estimated annual energy between 890 and 1260 € (reference year 2021,2022,2023)  
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