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## Apartment with 3 bedrooms in South of France

Montélimar , Drôme , Auvergne-Rhône-Alpes



# €495,000

inc. of agency fees

3 Beds      2 Baths      120 sqm

Few minutes from the city center but in the countryside, a large new luxury apartment. Come and discover in this small co-ownership of 4 lots, this 120m<sup>2</sup> apartment located on the first and last floor...

### At a Glance

**Reference** MFH-MHF00477

**Bed** 3

**Near to** Montélimar

**Bath** 2

**Pool** No

**Price** €495,000

**Hab.Space** 120 sqm

**Land Tax** N/A

### Property Description

Few minutes from the city center but in the countryside, a large new luxury apartment. Come and discover in this small co-ownership of 4 lots, this 120m<sup>2</sup> apartment located on the first and last floor of the residence with its 40m<sup>2</sup> south-facing terrace. The living space of approximately 50m<sup>2</sup> is made up of a fitted kitchen with pantry opening onto the 40m<sup>2</sup> terrace with open views. The apartment has a master suite with dressing

room and bathroom, as well as two other bedrooms, a bathroom and a toilet. The apartment offers quality services such as a heated/cooling floor, a water softener, Japanese toilets, pocket windows, high ceilings, a conduit allowing the installation of a fireplace.. Two parking spaces with validated permit for a garage. You have the possibility of installing a private elevator, a cage is provided for this purpose. Its environment, its quality services and its proximity to the city center are assets that will seduce you. File on request.

## Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	2
Price	€495,000

## Key Information

Internal Area:	120 sqm
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## Location: Auvergne-Rhône-Alpes



# Gallery









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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

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Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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