



Pierre  
**Deguara** IMMOBILIER

RÉSIDENTIEL & COMMERCIAL & ENTREPRISE

☎ 04 67 12 39 39

✉ [contact@deguaara-immobilier.com](mailto:contact@deguaara-immobilier.com)

[www.deguaara-immobilier.com](http://www.deguaara-immobilier.com)

**333 000 €**

**Buying apartment**

**4 rooms**

**Surface : 107 m²**

**View : Citadine**

**Hot water : Individuelle**

**Inner condition : A rénover**

**Standing : Bourgeois**

**Building condition : good**

1 shower

1 WC

1 cellar



### Apartment 12 Montpellier

FOR SALE APARTMENT/COMMERCIAL SPACE ideally located in the very heart of Montpellier, in the Préfecture district. Located on the ground floor, this property offers a living area of approximately 107 m², divided into four large interconnected rooms, with significant potential for remodeling thanks to its three separate entrances, high ceilings, and beautiful exposed vaults. Additionally, this unique apartment features a private courtyard of about 18 m². It also includes a large cellar of around 80 m² with easy access, perfect for storage or other needs. With its renovation potential and strategic location, this property would be ideal for offices, a workshop, a professional practice, or any other activity requiring a comfortable and well-situated space. Don't miss this unique investment opportunity in one of Montpellier's most sought-after neighborhoods.

#### Legal information

333 000 €

Fees paid by the owner, well condominium (10 lots in the condominium), annual current expenses 1 564 € (130 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).

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Pierre Deguara Immobilier - 22 Boulevard du Jeu de Paume, 34000 Montpellier  
04 67 12 39 39 - [contact@deguaara-immobilier.com](mailto:contact@deguaara-immobilier.com) - [www.deguaara-immobilier.com](http://www.deguaara-immobilier.com)

RCS B 380 688 549 Montpellier - SIRET 380 688 549 00019

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