

**392 € / month**

**Rentals apartment**

**1 room**

**Surface : 24 m<sup>2</sup>**

**Surface of the living : 18 m<sup>2</sup>**

**Inner condition : good**

**Standing : residential**

**Features :**

Type de résidence :..., double glazing, gated, calm

**1 terrace**

**1 shower**

**1 WC**

**1 parking**



### Apartment 3497 Juvignac

**STUDIO APARTMENT - JUVIGNAC - NEAR MONTPELLIER** Type 1 accommodation located on the ground floor, measuring 24.30 m<sup>2</sup> in a secured residence. It consists of a living area opening onto a kitchenette with storage cabinets and a cooktop, as well as a bathroom with toilet. The property includes a terrace and an underground parking space. The residence offers a bicycle storage room. Close to transport (tram stop L3 right outside the residence, bus stop "Récantou"), shops, and leisure facilities Rent excluding charges: €357 Charges: €35 including maintenance of common areas, hot and cold water Security deposit: €357 Rental fees: €315, including €72.90 for the inventory of fixtures

#### Fees and charges

Monthly rent 392 € with charges including 35 € provision for charges with annual settlement %} (excluding charges 357 €).

316 € VAT of fees paid by the tenant (including 73 € VAT for state of the property), 357 € for security deposit,

Energy class (dpe) : Not subject to epics  
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RCS 524921350 Toulouse - Code NAF 6831Z - SIRET 52492135000020 - Garantie financière : GALIAN 120 000 €

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