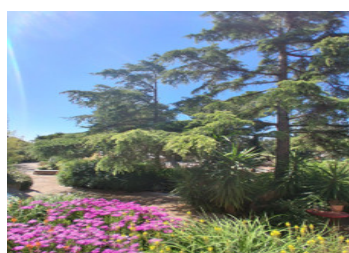


A gem 300 meters from the beaches of Sète - Swimming pool - Independent apartment



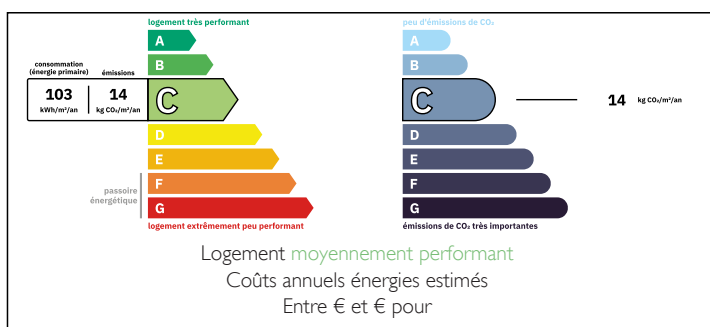
INFORMATION

Town:	Sète
Department:	Hérault
Bed:	6
Bath:	4
Floor:	392 m2
Plot Size:	1900 m2

IN BRIEF

Come and discover this 1990s architect-designed house located in an exceptional setting 300m from the beaches of Sète. This charming and atypical house benefits from a 90m2 living space bathed in light with direct access to the terrace and garden. The ground floor consists of an entrance hall, a toilet, a semi-open kitchen onto the living/dining room, a shower room with toilet, a laundry room, a corridor with plenty of storage, and a master suite with a private terrace. The first floor includes a 30m2 mezzanine above the living room and an original bedroom in the house's tower. The children's sleeping area is located in another wing of the house. There are 2 bedrooms with mezzanine, one of which has a sea view. A study, a bathroom, and a separate toilet complete the functional space. Its landscaped garden with...

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Just 300 meters from the beaches of Sète, discover this 1990s architect-designed house, an atypical property nestled in a privileged setting where light, space, and nature harmonize perfectly.

The living area of approximately 90 m², bathed in light thanks to its large openings, offers direct access to the terrace and landscaped garden. The whole creates a warm and friendly atmosphere, ideal for fully enjoying the Mediterranean climate.

The ground floor consists of: an entrance hall, a separate toilet, a semi-open kitchen to the living/dining room, a shower room with toilet, a laundry room, a corridor with plenty of storage, and a master suite with a private terrace, offering an intimate and peaceful space.

Upstairs, a 30 m² mezzanine overlooks the living room and creates a flexible space according to needs: office, playroom or gym, reading corner... An original bedroom is located in the tower of the house, adding a unique architectural touch.

In an independent wing, the children's sleeping area includes: 2 bedrooms with mezzanine, one of them with a sea view, an office that can be converted into a dressing room, a bathroom, and a separate toilet. An ideal layout to preserve everyone's privacy.

The landscaped garden of 1900 m², with no overlooking neighbors, features: a 10 × 5 m swimming pool, a 40 m² canopy that can shelter several cars, a summer kitchen next to the pool, a greenhouse, a workshop, and a cellar under the tower.

A true living space where every area has been designed...

LOCAL TAXES

Taxe foncière: **8167 EUR**

NOTES