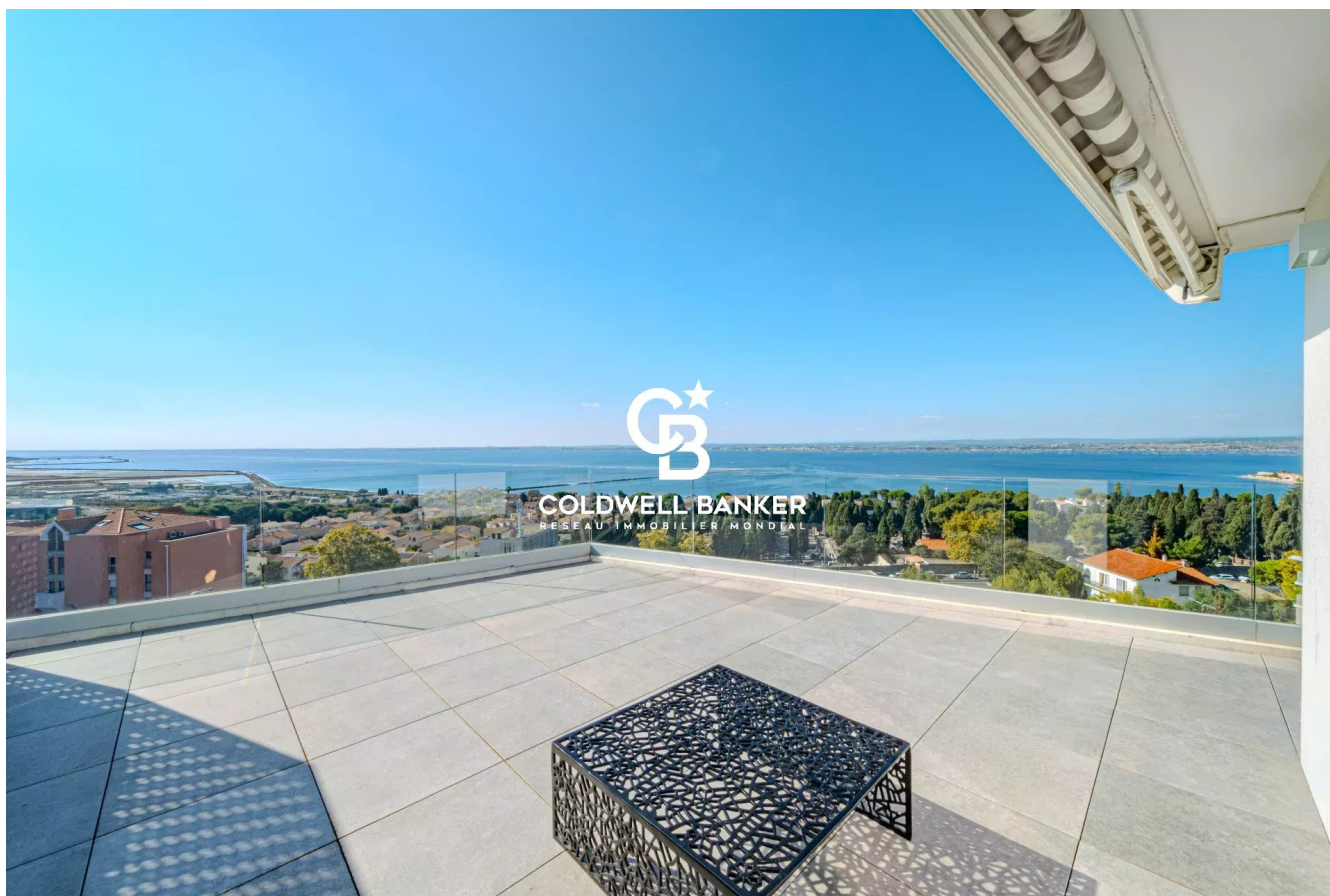


Appartement Sète 90 m²



PRIX DE VENTE : 799 000 €

EMAIL : [VILLANOVAREALTY@COLDWELLBANKER.FR](mailto:villanovarealty@coldwellbanker.fr)

DESCRIPTION

Sète – Sea & Thau Lagoon View

Perched on the sought-after heights of Sète, this exceptional property is a true invitation to serenity. Nestled in a peaceful and privileged environment, this contemporary 90 m² apartment offers a breathtaking panoramic view of the Mediterranean Sea and the Thau Lagoon, a spectacle that unfolds beautifully from sunrise to sunset.

Designed with elegance and comfort in mind, it features bright, harmonious living spaces, where every detail has been carefully considered to ensure an exceptional quality of life.

The three spacious, light-filled bedrooms are true sanctuaries of calm, ideal for relaxation and well-being. The modern, fully equipped kitchen combines design and functionality, opening seamlessly onto the terrace and the sea beyond.

The living room, generous and filled with natural light, extends gracefully toward the outdoors through large glass doors that blur the line between interior and exterior.

The refined bathroom offers elegant finishes and daily comfort.

Two independent toilets complete this thoughtfully designed layout.

The spectacular 100 m² terrace is undoubtedly the crown jewel of this residence — a true open-air living space where the horizon stretches endlessly before you.

Perfect for peaceful mornings, festive dinners, or evenings spent watching the sun set over the Mediterranean, this terrace is an invitation to embrace the art of outdoor living.

A double garage with electrical connections adds further convenience and value to this rare property on the Sète market.

Combining prestige, modernity, and Mediterranean lifestyle, this apartment embodies understated luxury and contemporary comfort within a secure, high-end residence.

A unique address for an unparalleled way of life.

A rare opportunity not to be missed.

CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	90.0 m ²	Ascenseur :	Oui
NB de pièces :	4 rooms	NB de chambres :	3 bedrooms		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

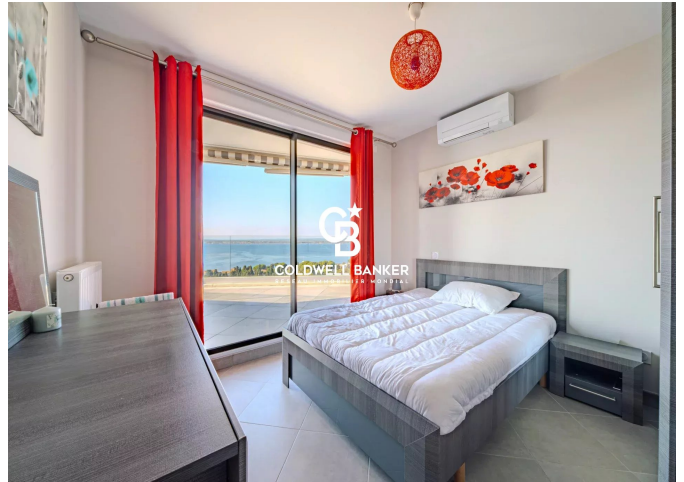
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : A 69

Indice d'émission de gaz à effet de serre (GES) : C 11



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