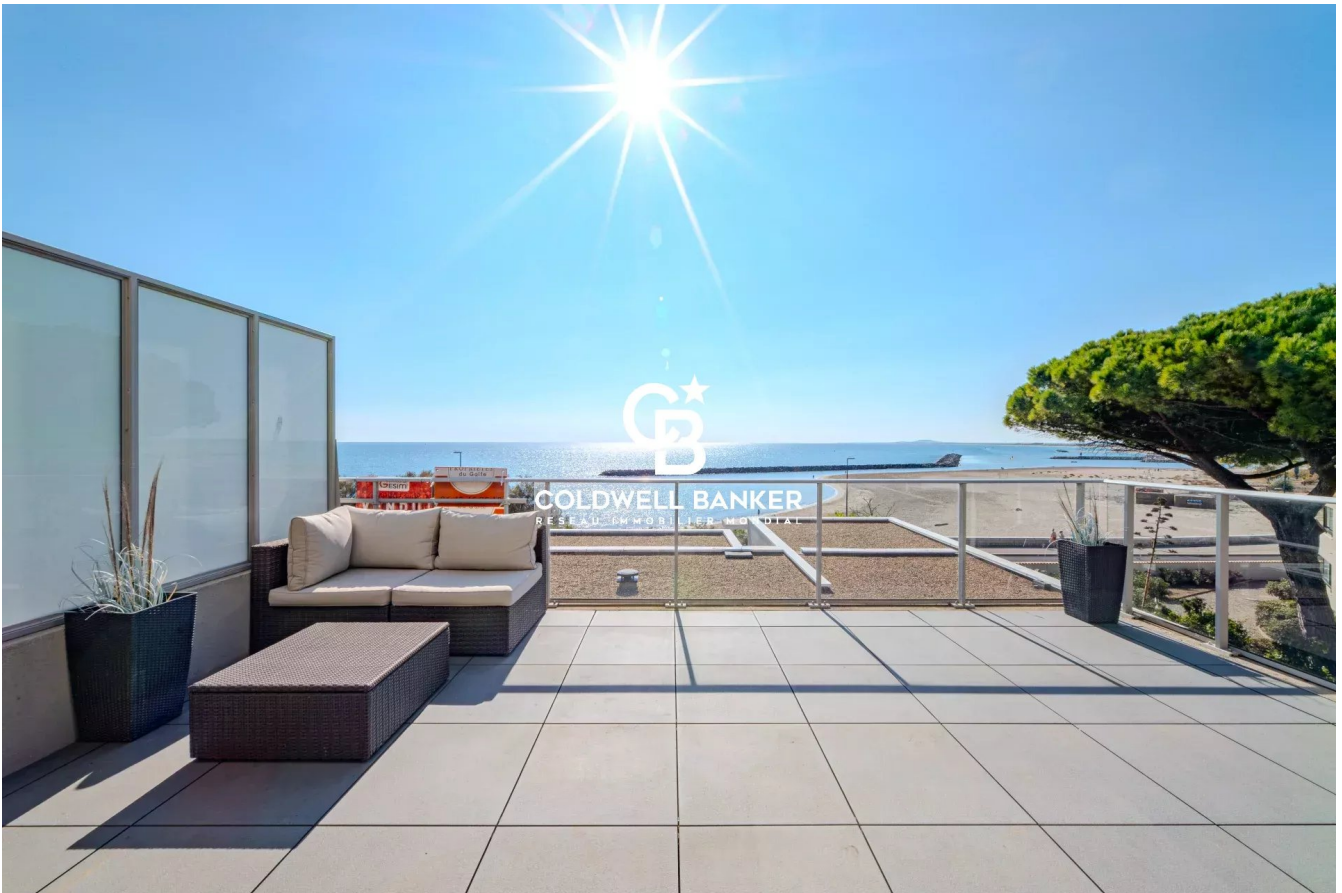


Appartement Sète 98 m<sup>2</sup>

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PRIX DE VENTE : 894 000 €

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## DESCRIPTION

Located in the highly sought-after Corniche district of Sète, within a prestigious building completed in 2016 and set on the seafront, this elegant 4-room apartment offers an outstanding living environment facing the Mediterranean.

With a living area of 98.44 m<sup>2</sup>, the property is situated on the second floor of a secure residence with an elevator and a private swimming pool.

Its exceptional location provides direct access to the beaches, the coastal cycle path connecting the center of Sète to Marseillan-Plage, as well as to nearby shops and amenities.

From the moment you enter, the panoramic sea view immediately draws your attention, creating a serene and privileged atmosphere.

The apartment features a spacious and bright living area that opens onto a 27.50 m<sup>2</sup> sun-drenched terrace, ideal for enjoying the stunning seaside panorama.

The custom-made, fully equipped kitchen blends harmoniously with the living and dining areas, offering high-quality fittings and finishes.

The night area includes three bedrooms, two of which open onto a terrace, along with a modern shower room designed for both comfort and functionality.

A double garage and a cellar complete this property.

This rare apartment on the Sète market stands out for its premium features, natural light, and exceptional seafront location.

## CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	98.0 m <sup>2</sup>	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](http://www.georisques.gouv.fr)

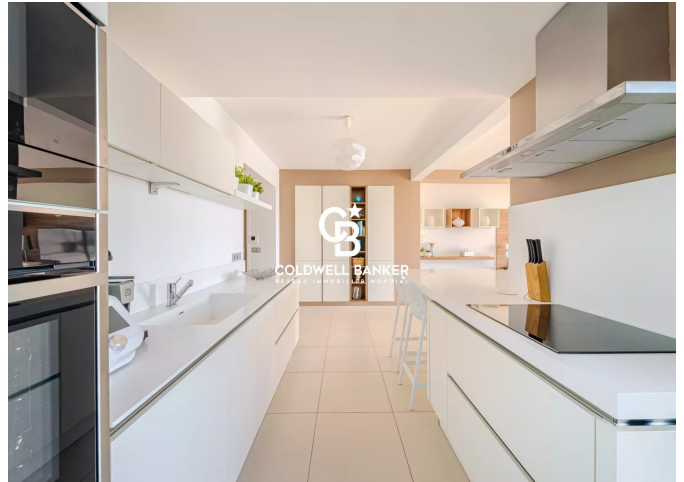
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : A 44

Indice d'émission de gaz à effet de serre (GES) : A 1



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