COLDWELL BANKER
EUROPA REALTY

House Sète 254 m²



SALE PRICE : 850 000 €

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villanovarealty@coldwellbanker.fr

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DESCRIPTION

Discover at the foot of Mont Saint Clair, on the sunny south side of Sète, a unique and charming property!

This character villa stands out with its distinctive architecture and generous volumes, offering a total area of approximately 254m². Perfectly designed for family living, it offers countless possibilities for arrangement.

Inside, the spacious 200m² living area spans multiple levels. The ground floor includes a large entrance hall leading to an independent 50m² apartment, with a private entrance, living room, lounge, separate kitchen, bedroom, and bathroom. You will also find a garage, a boiler room, and a cellar. Upstairs, a magnificent 50m² living room offers a stunning sea view and opens onto a terrace. This floor also features a separate kitchen, three bedrooms (one with a balcony and view), and a bathroom. The second floor consists of a 54m² room to be customized to your desires.

The 950m² plot, fully enclosed and sunny, provides an idyllic setting for family moments or gatherings with friends.

Seize this unique opportunity to acquire a prestigious property in a privileged environment, just 1 km from the beaches of Sète and close to public transport and amenities. Contact us now to arrange a private visit and let yourself be captivated by the charm of this magnificent villa.

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FEATURES

Property type:	House	Area:	254.0 m²	Property tax:	€3.00
Number of rooms:	7 rooms				

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): E 288

Greenhouse gas emissions (GHG) index: F 77

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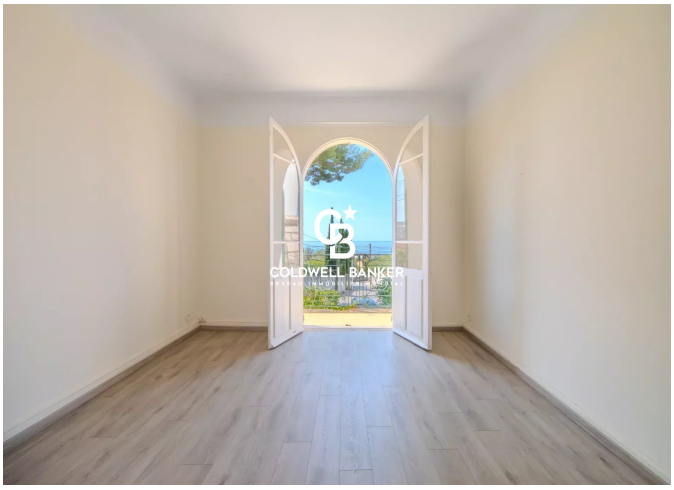







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