LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A44436GES34 Price: 1 390 000 EUR

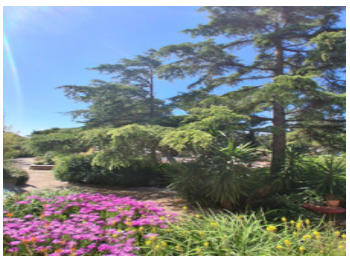
agency fees to be paid by the seller

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















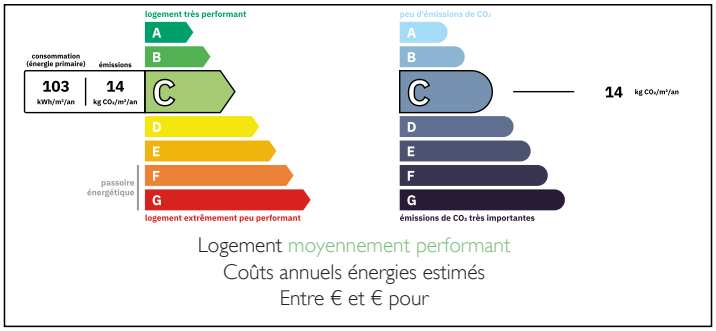
# INFORMATION

| | |
|---|---|
| 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...

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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.

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## LOCAL TAXES

| | |
|---|---|
| **Taxe foncière:** | **8167 EUR** |

## NOTES

## 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...