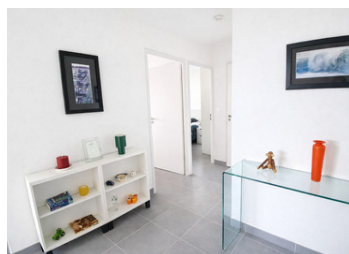
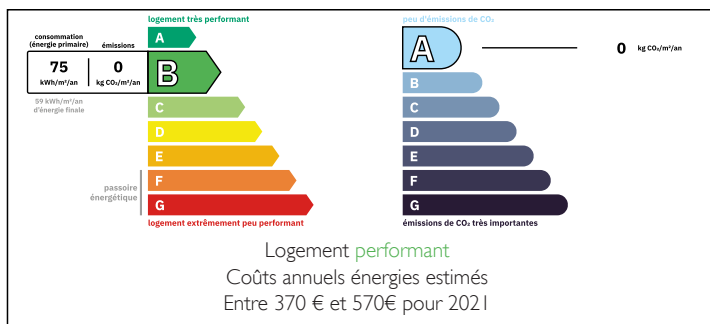


Fully equipped apartment with parking, terrace, and rooftop in a sought-after area of Sète

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Sète
Department:	Hérault
Bed:	2
Bath:	1
Floor:	64 m ²
Outside Space:	12 m ²

IN BRIEF

Leggett International Real Estate presents this apartment located on the 3rd floor of a sought-after and recent residence with a terrace and rooftop, just a few minutes from the city center.

This brand-new apartment (2024) is laid out as follows:

An entrance hall leading to a fully equipped kitchen open to the bright living/dining room with a terrace, perfect for enjoying time with family or friends.

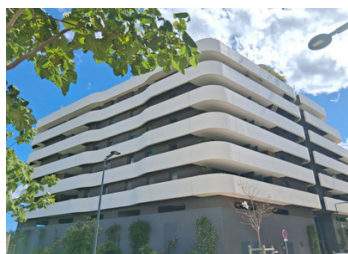
The sleeping area consists of two bright bedrooms with storage.

A modern bathroom and a separate toilet complete the space.

For your relaxation, birthdays, or evenings with friends, come and enjoy the rooftop with a 90% view of Sète.

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

Leggett International Real Estate presents to you this fully comfortable apartment, located on the 3rd floor of a recent and sought-after residence, just a few minutes from the city center of Sète, in a calm and desirable residential area.

Built in 2024, this modern property offers a remarkable quality of life. Upon entering, a hall leads to a fully equipped kitchen, open to a bright living/dining room thanks to large openings. This welcoming space extends to a pleasant terrace, ideal for your outdoor meals or moments of relaxation.

The sleeping area includes two bright bedrooms, both with storage. A modern bathroom and a separate toilet complete the layout.

Rare feature: a rooftop shared with all co-owners, perfect for entertaining, hosting your summer evenings, or simply enjoying an unobstructed 90% view of Sète, its roofs, its hills, and its unique atmosphere.

The apartment is sold fully furnished: all you have to do is unpack your suitcases. There is the possibility to install air conditioning according to your needs.

A private parking space completes this property.

Living in Sète: a way of life between sea and culture. Sète, nicknamed the Venice of Languedoc, charms with its authentic port, its canals, its fine sandy beaches, and its artistic atmosphere.

The town offers:

- a lively city center all year round,
- a rich cultural heritage (museums, galleries, festivals including the famous Jazz à Sète),
- renowned markets, restaurants, and local specialties,

LOCAL TAXES

Taxe foncière: 1055 EUR

NOTES