LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A46862GES34 Price: 269 000 EUR

agency fees to be paid by the seller

Prime location on the Etang de Thau – Two-bedroom flat with terrace in Mèze















INFORMATION

Town:	Mèze
Department:	Hérault
Bed:	2
Bath:	1
Floor:	65 m2
Outside Space:	13 m2

IN BRIEF

In Mèze, in the heart of the Thau basin, discover this charming two-bedroom flat measuring 65 m² with exceptional views.

Situated on the first floor of a sought-after residential complex, right by the beach and 100 metres from the harbour and the town centre. With its open-plan layout, plenty of natural light and impeccable upkeep, it offers a privileged living environment.

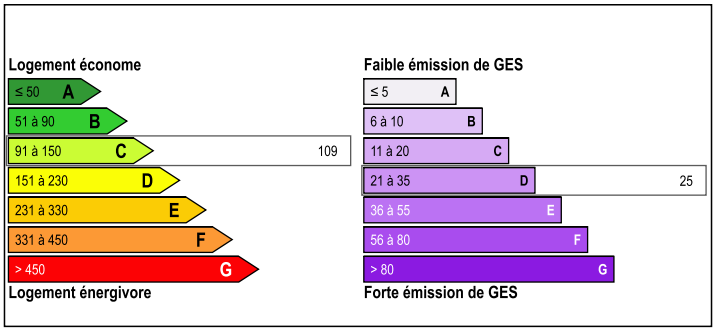
The flat opens onto an entrance hall with a built-in cupboard, leading to a kitchen that is semi-open to the air-conditioned, light-filled living room. The living room opens onto a lovely 11 m² terrace, fitted with a recent awning, ideal for enjoying family meals and admiring the view over the lagoon.

The first bedroom, which has a fitted wardrobe, also benefits from direct access to the terrace.

The second air-conditioned bedroom, with a fitted wardrobe, is quiet and has a balcony.

The...

ENERGY - DPE



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.

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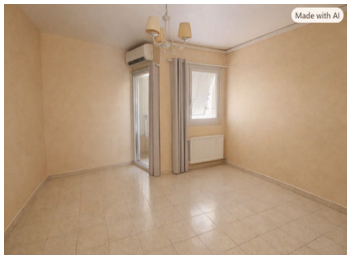
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LOCAL TAXES

Taxe foncière:	**1405 EUR**

NOTES

DESCRIPTION

In Mèze, a charming town in the Thau basin renowned for its authenticity, picturesque harbour and peaceful beaches, discover this beautiful two-bedroom flat measuring 65 m², situated on the first floor of a three-storey building in a sought-after residential complex, just a few metres from the beach and a stone's throw from the town centre. This prime location offers a rare quality of life, where the gentle Mediterranean climate blends with the immediate proximity to shops, restaurants, the harbour and the lakeside promenades. An ideal place to make the most of life in Mèze, whether as a year-round home or a holiday home.

The light-filled, dual-aspect flat captivates from the moment you step inside with its welcoming atmosphere and practical layout. The layout of the rooms has been designed to ensure comfortable everyday living, with clearly defined spaces, built-in storage and two outdoor areas allowing you to make the most of the region's sunny climate. No renovation work is required: the property is perfectly maintained and ready to welcome its new occupants.

From the entrance hall, which features a built-in cupboard, there is a smooth flow of space leading to the various rooms of the flat. The semi-open-plan kitchen opens onto the living room, the heart of the home, which is bathed in light thanks to a large bay window providing access to a lovely 11 m² terrace. This outdoor space is a real asset: positioned to make the most of the pleasant light, it is ideal...