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## Superb Contemporary Flat With 4 Bedrooms And A Charming Patio In A Magnificent...

Sete , Herault , Occitanie



**€615,600**  
inc. of agency fees

4 Beds

2 Baths

A magnificent port town on the Mediterranean coast, offering a diversity of landscapes and delicious local product ! Located 10 minutes from Frontignan,...

### At a Glance

**Reference** MFH-LFR-S615600E

**Bed** 4

**Near to** Sete

**Bath** 2

**Pool** No

**Price** €615,600

**Land Tax** N/A

### Property Description

A magnificent port town on the Mediterranean coast, offering a diversity of landscapes and delicious local product ! Located 10 minutes from Frontignan, 30 minutes from Agde and 40 minutes from Montpellier !

Superb contemporary flat on the ground floor of a beautiful building with 5 flats (owners only). It offers 155 m2 of living space, comprising 3 to 4 bedrooms (including a master suite), 2 shower rooms, an ultra-spacious living room of 60 m2 full of character with its stone arches and a beautiful fully-equipped open-plan kitchen. The bonus, its charming 30 m2 patio ! There's also a small cellar. Ideally located opposite the city's most sought-after quays ! Car parks nearby. Just a few minutes from the beaches and ponds !

Ground = Access to the flat via the building's common hall + corridor of 8 m2 + bedroom of 13.46 m2 (French window onto living room) + bedroom of 12.30 m2 (French window onto patio) + WC of 1.26 m2 + shower room of 7.82 m2 (double washbasin unit, Italian shower) + large hallway of 13 m2 + magnificent, ultra-spacious living room of 60 m2, atypical and full of character with its old stone arches, it offers a fully-equipped open-plan kitchen (large central island and table, lots of storage space, integrated dishwasher, sink, induction hob and cupboards), large bay windows giving access to a most charming patio of 30 m2 + master suite of 27 m2 with bedroom and en suite shower room (Italian shower, vanity unit, WC) and cupboard (old stone cellar).

1st = Room of about 12.75 m2 (spare bedroom or hobby room).

Outside = A superb 30 m2 patio.

Miscellaneous = Reversible air conditioning + parquet floor + waxed concrete in the living room + double glazing + interphone + co-ownership charges of about 800 Euros/year + annual property tax of 712 Euros + estimated amount of annual energy consumption for standard use: between 1037 Euros and 1403 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions).

Price = 615.600 Euros (Unique !)

The prices are inclusive of agents fees (paid by the vendors). The notaire's fees have to be paid on top at the actual official rate. Information on the risks to which this property is exposed is available on the Geo-risks website: [georisques.gouv.fr](http://georisques.gouv.fr)

Property Id : 63819

Property Size: 155 m2

Bedrooms: 4

Bathrooms: 2

Reference: S615600E

## **Other Features**

Courtyard

Immediately Habitable

Near the coast

Outside space

Prestige

Rental Potential

Terrace

Summary

Property type:	Modern Villa
Bedrooms:	4
Bathrooms	2
Price	€615,600

Key Information

Property Features:

- Courtyard

Location: Occitanie



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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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**C. BAUER – Sunday Times**

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