



## A Cosy 85 M2 Flat With 3 Bedrooms, Terrace And Private Parking Space, At The Foot Of Mont Saint-Clair.



### Informazioni sull'Agente

Nome:	Freddy Rueda
Nome della ditta:	Freddy Rueda Sarl
Nazione:	France
Experience since:	
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefono:	+33 (467) 363-428
Languages:	English, French
Sito web:	<a href="https://realestateoccitane.com">https://realestateoccitane.com</a>

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 376,625.83

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Occitanie
Città:	Sète
Cap:	34200
Pubblicato:	26/06/2026

### Descrizione:

A superb coastal town with all amenities, a marina and restaurants, just 20 minutes from Montpellier and 10 minutes from the beaches.

Set in a perfectly maintained 1960s block of flats, this pleasant flat enjoys a prime location at the foot of Mont Saint-Clair and just a 15-minute walk from the town centre and the harbour. On the 2nd floor of the block, it offers 85 m2 of living space comprising three bedrooms, a bathroom and a beautiful, light-filled living room opening onto a charming terrace. The terrace is pleasantly sheltered by pine trees and adorned with flowering oleanders, creating a lush and peaceful setting. The property also comes with a private parking space and a cellar. The flat can be sold furnished according to your preferences.

Interior = Entrance hall leading to a 38.8 m2 living room/fitted kitchen (built-in units, hob, extractor hood, fridge, dishwasher, oven) with 2 access points to the L-shaped terrace/balcony of 18 m2 + a 3 m2 hallway + WC + a 4.4 m2 bathroom (bath, washbasin) + 3 bedrooms measuring 9.8 m2, 11.8 m2 and 14.5 m2.



Miscellaneous = Central heating and hot water supplied by mains gas + annual property tax of 2048 Euros + service charges of 1500 Euros per year + estimated amount of annual energy consumption for standard use: between 1220 Euros and 1700 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + 2nd floor (no lift) + very light and airy + minor refurbishments required + secure residential complex + private parking space + small storage cellar on the ground floor.

Price = 329.000 Euros (A lovely property in a very quiet part of town)

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 Georisks website: [georisques.gouv.fr](http://georisques.gouv.fr)

Property Id : 87006  
Property Size: 85 m2  
Bedrooms: 3  
Bathrooms: 1  
Reference: S329000E

### Other Features

Immediately Habitable  
Latest properties  
Near the coast  
Outside space  
Private parking/Garage  
Rental Potential  
Terrace

### Comune

Camere da letto:	3
Bagni:	1
Finito piedi quadrati:	85 mq

### Room details

Indoor Features:	Fitted kitchen
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### Utility details

Heating:	Si
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### Rental details

Furnished:	Si
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### Lease terms



Date Available:

## **Contact information**

IMLIX ID:

IX8.655.301

