



04 67 42 89 68 | agence@marianneimmobilier.com | www.marianneimmobilier.com

Price on request

Buying apartment
4 rooms
Surface : 89 m²

Surface of the living : 43 m²
Year of construction : 2024
Exposition : Sud ouest
View : Panoramique
Hot water : Individuelle thermodynamique
Inner condition : new
Standing : Résidentiel
Building condition : new

Features :

lift, double glazing, Résidence sécurisée, calm, Résidentiel, Volets roulants électriques

- 3 bedroom
- 1 terrace
- 1 bathroom
- 1 shower
- 1 WC
- 2 parkings

Energy class (dpe) : A
Emission of greenhouse gases (ges) : Comming soon

Document non contractuel
25/10/2025 - Prix T.T.C



Apartment Sète - Ref. 825V964A - Mandate n°Mandat cadre

Exceptional T4 Apartment – Sète 4 rooms – 89 m² of living space + over 61.60 m² terrace with views of the Thau Lagoon. A panorama between sky and water In the heart of the Residence, this stunning 4-room apartment located on the 1st and 2nd floors offers a unique living environment: a large terrace of more than 60 m², flooded with light, opens onto an exceptional panorama. Thanks to its glass railing, the view extends without limits, creating the sensation of floating above the water — a true invitation to tranquility. From your terrace, enjoy the soothing sight of the lagoon, the ever-changing reflections of the sky, and the characteristic sunsets of Sète. A property combining location, architecture, and lifestyle. Description Lot 106 Area: 89 m² Exceptional terrace: 61.6 m² Living room / Kitchen of 42.90 m²: open and bright spaces, naturally extending onto the terrace through wide two-panel sliding glass doors. Master suite of 12.20 m² with private shower room. Two additional bedrooms of 11.20 m² and 10.00 m² with direct access to the terrace, bathed in natural light. Bathroom of 4.60 m². Separate WC. Numerous built-in closets maximizing every space. Price: €548,000 including taxes with 2 parking spaces included. Reduced notary fees / No agency fees Delivery expected: 4th



2025 Discover the top floor T4, panoramic views of the Lagoon and the Pierres Blanches forest. Lot B306 T4 top floor rooftop apartment Exceptional apartment > 90 m² of living space, featuring a rooftop terrace of over 89 m², perfect for privatizing your outdoor space with stunning panoramic views. From the terrace of lot 306, the view opens onto the calm lagoon waters, sailboats on the horizon, and the golden reflections of the setting sun. A living scenery, changing by the hour, making this apartment one of the most sought-after addresses in Sète. Living room / kitchen of

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Carte professionnelle n°3402 2017 000 016 749 délivrée par la CCI de l'Hérault le 17/02/2023 - RCS B 434 292 512 Montpellier

Code NAF 703A - Garantie financière : La société de caution mutuelle des professions immobilières et foncières SOCAF - 26 avenue de Suffren - 75015 PARIS - Document non contractuel

46.3 m² opening onto a 36.7 m² terrace Bedroom 1: 11.7 m² with terrace access
Bedroom 2: 10 m² with terrace access. Bedroom 3: 10.7 m² with private shower
room. Bathroom of 4.6 m² Separate WC Price: €720,000 including taxes with 2
parking spaces included. Exceptional offer: €10,000 discount per room, totaling
€40,000 on our T4, valid until October 31, 2025. Reduced notary fees / No agency
fees Delivery: 4th quarter 2025. High-end features Large-format beige tiles
Aluminum double-glazed windows with electric roller shutters. Tiled terrace
secured by a glass railing. PMR standards, state-of-the-art thermal and acoustic
insulation. Secure residence with elevator and private parking. A privileged location
Between city and nature, the residence is just steps from the center, beaches, and
marinas Supermarket / convenience stores → 3 minutes on foot (250 m).
Restaurants and bars at Sète's port → 5 minutes by car. Lido beach → 8 minutes
Sète train station → 7 minutes. A9 highway access – Sète / Balaruc exit → 10
minutes. Historic city center and Théâtre de la Mer → 6 minutes. The residence
offers a peaceful setting and embodies Mediterranean charm in a contemporary
style: Clean lines, plays of light, quality materials, and panoramic views of the Thau
Lagoon. Don't miss this opportunity for this new development. Schedule a visit
today Non-contractual mood renderings

Fees and charges :

Annual current expenses 1 200 €

Well condominium

60 lots in the condominium