



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

Price on request

Buying apartment

2 rooms

Surface : 37 m²

Surface of the living : 20 m²

Exposition : Ouest

View : Dégagée

Hot water : Collective

Inner condition : new

Standing : Résidentiel

Building condition : new

Features :

lift, double glazing, Résidence sécurisée, calm, Résidentiel, electric shutters, Parking visiteurs

1 bedroom

1 terrace

1 bathroom

1 WC

1 parking

Energy class (dpe) : A

Emission of greenhouse gases (ges) : Unavailable

Document non contractuel

15/12/2025 - Prix T.T.C



Apartment Sète - Ref. 825V976A - Mandate n°Mandat cadre

Brand new 1-bedroom apartment with sea view – SÈTE Discover a unique living environment between the Mediterranean Sea and the Thau Lagoon, in a contemporary residence offering exceptional comfort. Perfect as a primary home, rental investment, or seaside pied-à-terre. Situated between the Mediterranean Sea and the Thau Lagoon, these 1-bedroom apartments enjoy an exceptional location in the new Rive Sud district, just steps from the historic center of Sète. They offer a lifestyle between land and sea, close to the port, canals, shops, and all amenities. Supermarkets: 5 minutes City center: 4 minutes Simone Veil Park: 9 minutes Bus lines 11 & 22: 300 meters away Lido Beach: 5 minutes by car Train station: 5 minutes Montpellier: 30 minutes 1-bedroom apartment – Lot C22 (2nd floor) Total private area: 44.84 m² Living area: 37.68 m² Living room / kitchen: 20 m² opening onto a 7.16 m² terrace Comfortable bedroom with closet space Modern bathroom / WC: 5.70 m² Lower floor, ideal for thermal regulation. Price: €142,000 VAT included with 1 parking space included Reduced notary fees / No agency fees Delivery: 4th quarter 2027 1-bedroom apartment – Lots B55, B56 (5th floor) Total private area: 47.83 m² Living area: 40.90 m² Spacious living room / kitchen of 22.15



neighborhood with pedestrian paths, landscaped banks, and green spaces.

Everyday convenience: shops, supermarkets, daycares, schools, and media library

within a few minutes' walk. Close to city center & lagoon Modern architecture with

flowing lines, stepped terraces, unobstructed sea / Mont Saint-Clair views. Heating

& domestic hot water via seawater heat pump. New construction RE2020 – low

charges & thermal comfort Performance level: NF Habitat & RE2020 2025

standard Secure gated residence, decorated lobbies, secure parking & bike

Marianne Immobilier - 91, Avenue du Pont Juvénal - 34000 Montpellier

Tél: 04 67 42 89 68 - agence@marianneimmobilier.com

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

storage. Landscaped residence, contemporary design Don't hesitate to contact us soon to schedule a personalized appointment to present the project and the available lots on the plans. The especially attractive prices make these apartments highly sought after, so it's important to act quickly. Illustrative image, non-contractual

Fees and charges :

Annual current expenses 720 €

Well condominium

50 lots in the condominium