



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

Price on request

Buying dernier étage

4 rooms

Surface : 97 m²

Surface of the living : 30 m²

Year of construction : 2026

Exposition : Sud

View : Mer

Hot water : Collective

Inner condition : new

Standing : Résidentiel

Building condition : new

Features :

lift, double glazing, Résidence sécurisée, calm, Résidentiel

3 bedroom

2 terraces

1 bathroom

1 shower

2 WC

2 parkings

Energy class (dpe) : A

Emission of greenhouse gases (ges) : Unavailable

Document non contractuel

16/12/2025 - Prix T.T.C



Dernier étage Sète - Ref. 825V981A - Mandate n°Mandat cadre

EXCEPTIONAL T4 WITH ROOFTOP – SÈTE Private area: 158.26 m² Living space: 97.01 m² Roof terrace + terrace: 61.25 m² Discover this stunning corner T4 apartment on the top floor, offering a privileged living environment between the sea, the lagoon, and the town center. This home features contemporary architecture, high-end finishes, and exceptional thermal comfort thanks to seawater heating technology. Its large open-air terrace makes it a unique property, perfect as a main residence or a premium investment. Situated just steps from shops, transport, schools, and the beach, the residence provides a peaceful, convenient, and fully connected lifestyle. Enjoy easy and quick access every day to all essential services and amenities for ideal comfort. Supermarkets: 5 min Town center: 4 min Parc Simone Veil: 9 min Bus lines 11 & 22: 300 m away Lido Beach: 5 min by car Train station: 5 min Montpellier: 30 min DESCRIPTION A spacious open-plan living room and kitchen of 30.80 m² A bright area opening directly onto a 16.45 m² terrace, perfect for extending indoor living outdoors. Three comfortable bedrooms, including one with a private shower room of 5.75 m² and a dressing room: 4.24 m². Pantry: 2.24 m² Separate WC: Family bathroom: 4.37 m² The fluid layout and lack of



tiles, towel warmer, double vanity...) Heating and cooling via seawater technology (energy-efficient and eco-friendly) Secure residence (coded entry, Vigik® access, parking on ground and first floors) Contemporary, harmonious architecture Outdoor spaces designed as true living areas. High-end features Large-format tiles throughout. PVC joinery with electric roller shutters. White paint and meticulous finishes. Air heating and cooling available in some units. Equipped bathrooms: vanity unit, mirror, wall tiling. Gated and secure residence. Access via

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

code and Vigik® badge. Secure parking. Neighborhood redesigned with pedestrian paths, landscaped banks, and green spaces. Convenient daily life: shops, supermarkets, daycare centers, schools, and media library all within a few minutes' walk. Close to town center and lagoon Modern architecture with flowing lines, stepped terraces, and clear sea / Mont Saint-Clair views. Heating & domestic hot water powered by seawater technology New RE2020 construction = low charges & excellent thermal comfort Performance level: NF Habitat & RE2020 regulations, 2025 threshold Gated and secure residence, decorated lobbies, secure parking & bike storage. Landscaped residence, contemporary architecture Feel free to contact us promptly to schedule a personalized appointment to present the development and the unit on the plan. The especially attractive prices make these apartments highly sought after, so it's important to act quickly. Illustrative image, non-binding

Fees and charges :

Annual current expenses 1 440 €

Well condominium

50 lots in the condominium