

€ 520 000

**Buying apartment**

**7 rooms**

**Surface : 180 m<sup>2</sup>**

**Surface of the living : 32 m<sup>2</sup>**

**Year of construction : 1900**

**Exposition : Est ouest**

**View : Quai**

**Hot water : Individuelle**

**Inner condition : good**

**Standing : bourgeois**

**Building condition : good**

**Amenities :**

lift, double glazing, gated, armored door

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : D**

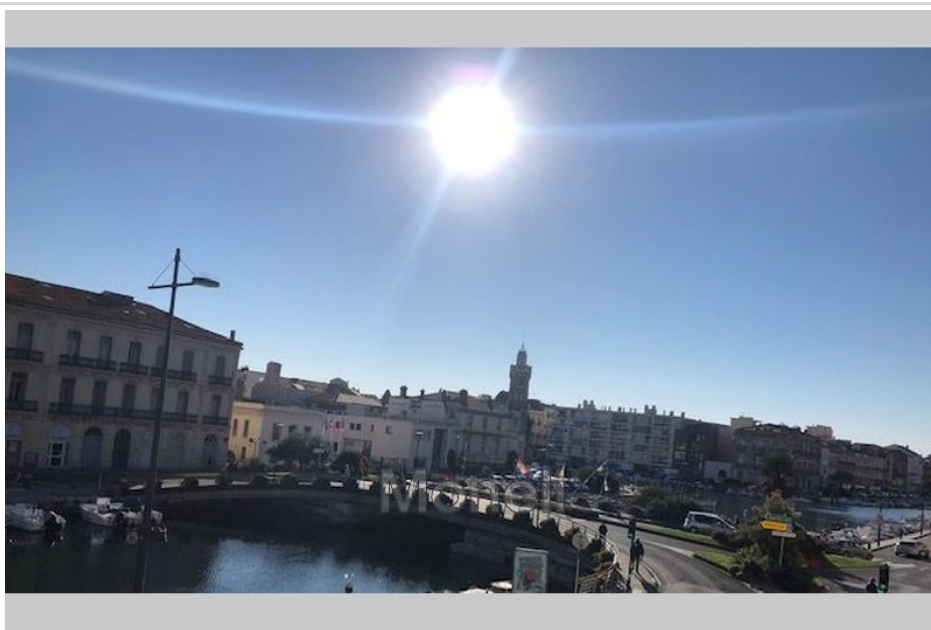
**Fees and charges :**

Annual current expenses 780 €

Well condominium

3 lots in the condominium 520 000 € fees included

29/06/2022 - Prix T.T.C



**Apartment Sète**

On the quay, a beautiful apartment of 140m<sup>2</sup> + a closed loggia of 60m<sup>2</sup>, forming the entire 1st floor of a bourgeois building with two apartments with lift (small lift). Crossing EAST / WEST. It consists on the EAST platform side: of an entrance opening onto a beautiful room converted into a billiard room with access to the office overlooking the platform, which can be transformed into a bedroom. A very nice living room of 32m<sup>2</sup> overlooking the quay with balcony. A cloakroom is available in the entrance / boiler room, a bathroom WC. A large bedroom that can very easily accommodate a large double bed + extra bed. WEST side: equipped and furnished kitchen communicating on a large dining room of 21m<sup>2</sup> adjoining the glazed terrace. A bathroom, a summer kitchen, a master suite with its walk-in closet and shower room...all surrounding the glazed terrace. Very nice amenities: double glazing, armored door, high ceilings, period floors, height of the original doors. You will have a cellar in very good condition on the ground floor of the entrance to the building. The location of the property, located on a quay with its breathtaking view near the city center will charm you... Ref. : 876V2A - Mandat n°957

