

**Price on request**

**Contact agency**

**Styles**

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**For sale house**

**8 rooms**

**Surface : 213 m<sup>2</sup>**

**Surface of the land : 1200 m<sup>2</sup>**

**Exposition : Ouest**

**View : Mer**

**Hot water : Electrique**

**Inner condition : renovated**

**External condition : renovated**

**Features :**

POOL, AIR CONDITIONING, fireplace, double glazing, Automatic gate

6 bedroom

4 terraces

3 bathrooms

1 shower

4 WC

2 garage

4 parkings

1 cellar

**Energy class (dpe) : C**

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

Document non contractuel



## House 3766 Sète

Exceptional, Mont St-Clair with sea view... Ideally located on the south face of Mont Saint-Clair, with a dominant view of the sea and the Sétoise pine forest. This 213 m<sup>2</sup> house has a pleasant living room with a mezzanine, and 6 bedrooms, some of which can be independent. Perfectly laid out, this villa allows you to enjoy either its entirety or a personal space complemented by 2 rental areas with independent access, all enhanced by multiple terraces sheltered from view. Beautiful 1200m<sup>2</sup> grounds with shaded swimming pool, and always with the Mediterranean as a backdrop... Reversible air conditioning, 2 garages and 4 parking spaces complete this property. A unique opportunity. Rare property, file on request.

**Fees and charges :**

