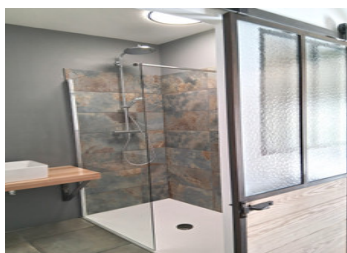


Renovated townhouse with panoramic views - A stone's throw from Sète and the beaches



INFORMATION

Town:	Montbazin
Department:	Hérault
Bed:	3
Bath:	3
Floor:	119 m2
Plot Size:	28 m2

IN BRIEF

Leggett Immobilier International offers this fully renovated townhouse 15 minutes from the Thau lagoon.

It is laid out as follows :

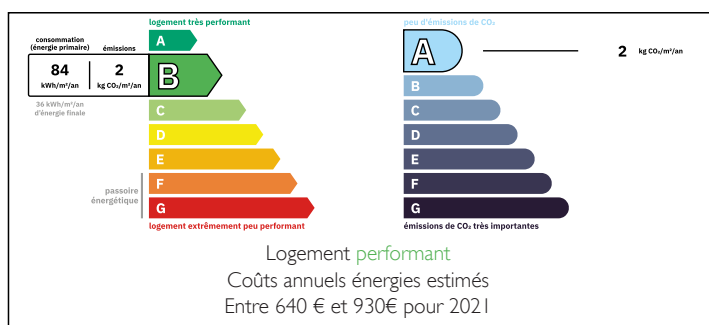
On the ground floor, a spacious 70m² garage with a vaulted cellar, ideal for a craftsman or artist's studio.

On the first floor, a fitted kitchen opening onto a bright living room, a bedroom, a shower room, a laundry room and a separate WC.

The sleeping area is also on the second floor with a master suite, a dressing room, a bedroom with its own shower room, an office area that could be converted into a second kitchen and a separate WC.

A beautiful wooden terrace offers an intimate setting and unobstructed views of the hills of Sète.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 1106 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Located in the authentic village of Montbazin, this house combines tranquillity, charm and proximity to the sea. Just a few minutes from Sète, Frontignan, Mèze and Bouzigues, you will enjoy easy access to the beaches of the Thau lagoon, shops and cultural life.

Layout

Ground floor: 70 m² garage + vaulted cellar, ideal for a craftsman or artist's studio.

1st floor: Fitted kitchen opening onto a bright living room, bedroom, shower room, laundry room, separate WC.

2nd floor: Master suite with dressing room, bedroom with en-suite shower room, office area (could be converted into a second kitchen), separate toilet

The panoramic wooden terrace offers an intimate setting and unobstructed views of the hills of Sète. The facilities are ready for a summer kitchen, ideal for convivial evenings with family or friends.

Key features:

- Complete renovation under ten-year warranty with quality materials
- Large terrace with breathtaking views of Mont Saint-Clair and the village bell tower
- Air conditioning, double glazing, new roof and façade
- Garage with electric gate and cellar ideal for an artist's or craftsman's workshop
- Two separate entrances for a rental project

MONTBAZIN :

It boasts beautiful architectural heritage. There are numerous vineyards in the surrounding area.