

MARSEILLAN



Luxurious Patio Villa with breathtaking views

CHF 885'000.-



4



2



85 m²

n° ref. **036602**



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SITUATION AND DESCRIPTION

Breathtaking views over the Mediterranean

90 square meters with 2 bedrooms.

Inner courtyard with garden and private pool.

Enjoy panoramic views over the Etang de Thau from the roof terrace, bathed in natural light.

Nestled along the shores of the Bassin de Thau, just 300 meters from the bustling port with its many restaurants, Port Marseillan, a luxurious winegrower resort with its feet in the water, emerges like a rare pearl within an exceptional destination.

Set on an exceptional 6.2-hectare site, this internationally renowned eco-resort opens its doors to a world of splendor. Its enchanting panoramic views embrace the vineyards and oyster beds bathed by the waters of the Bassin de Thau, offering an authentic and sumptuous foretaste of the lifestyle of the South of France.

The jewel in the crown of this project is undoubtedly its five-star hotel, which stands in front of the basin and its oyster tables. It offers sumptuous rooms and suites for guests, an enchanting variety of bars and restaurants, and a Mediterranean spa, focused on well-being.

This establishment is set to redefine the standards of hospitality in the region, offering an incomparable experience. The luxurious services and facilities available on site put it in a class of its own, making this a truly extraordinary destination.

SURFACES

Living area	85 m ²
Surface of parcel	180 m ²

CARACTERISTICS

Number of rooms	4
Number of bedrooms	2
Year of construction	2023
Second home	Authorized
Parking places	Not available

FINANCIAL DATA

Price

CHF 885'000.-

Availability

To be discussed

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6 Sentier du Capelet

PV2-12

6, Sentier du Capelet - 34340 Marseillan - Hérault

VILLAS AVEC PISCINES PRIVEES / VILLAS WITH PRIVATE POOLS

2 Chambres / 2 Bedrooms

REZ DE CHAUSSEE / GROUND FLOOR

VILLAS AVEC PISCINES PRIVEES /
VILLAS WITH PRIVATE POOLS

Surfaces TOT /
Tot. Surface areas

RDC / GF
R+1 / 1st F

56,45 m²/sqm.
34,98 m²/sqm.

TOTAL Int. / Indoor

91,43 m²/sqm.

* Ext. RDC / Outdoor GF

61,46 m²/sqm.
28,22 m²/sqm.

* Ext. R+1 / Outdoor 1st F

28,22 m²/sqm.

* TOTAL Ext. / Outdoor

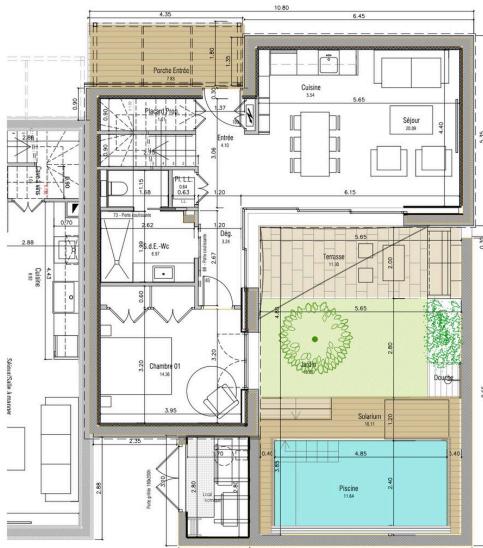
89,68 m²/sqm.

TOTAL

181,11 m²/sqm.

TOTAL surf. habitable

86,72 m²/sqm.



VILLAS AVEC PISCINES PRIVEES / VILLAS WITH PRIVATE POOLS

VILLAS AVEC PISCINES PRIVEES /
VILLAS WITH PRIVATE POOLS

Surfaces /
Surface areas

REZ DE CHAUSSEE /
GROUND FLOOR

Entree / Hall

4,10 m²/sqm.

Placard / Storage

1,51 m²/sqm.

Salle / Living room

20,03 m²/sqm.

10,80 m²/sqm.

Cuisine / Kitchen

5,54 m²/sqm.

6,45 m²/sqm.

Dégagement / Corridor

3,24 m²/sqm.

3,15 m²/sqm.

Placard / Storage

0,98 m²/sqm.

0,98 m²/sqm.

Chambre 01 / Bedroom 01

14,98 m²/sqm.

14,98 m²/sqm.

S.d.B. / Bathroom

6,97 m²/sqm.

6,97 m²/sqm.

TOTAL Int. RDC

56,45 m²/sqm.

* Entrée Entrée / Entrance porch

7,63 m²/sqm.

* Escalier / Stairs

4,27 m²/sqm.

4,27 m²/sqm.

* Terrasse / Terrace

11,90 m²/sqm.

11,90 m²/sqm.

* Solarium / Solarium

10,11 m²/sqm.

10,11 m²/sqm.

* Piscine / Pool

11,64 m²/sqm.

11,64 m²/sqm.

* Jardin / Garden

15,62 m²/sqm.

15,62 m²/sqm.

TOTAL Ext. RDC

61,48 m²/sqm.

0 0,5 1 2



Des modifications ou susceptibilities d'être apportées à ce plan en fonction des contraintes techniques ou réglementaires de la réalisation, tant en ce qui concerne les dimensions libres que l'équipement. Les retombées, faux plafonds, ainsi que l'emplacement des équipements sont figurés à titre indicatif.

Une différence maximale de 5% par rapport aux surfaces sera considérée comme acceptable.

PORT MARSEILLAN
LUXURY RESIDENCES



PLAN DE MASSE / MASTERPLAN



PLAN PARCELLE / PLOT



ELEVATION / ELEVATION

PV2-12
REZ DE CHAUSSEE / GROUND FLOOR
1/75
Date / Date
03/2023

PROPRIÉTÉS & CO

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VILLAS AVEC PISCINES PRIVEES / VILLAS WITH PRIVATE POOLS

2 Chambres / 2 Bedrooms

Premier étage / First Floor

VILLAS AVEC PISCINES PRIVEES /
VILLAS WITH PRIVATE POOLS

Surfaces TOT /
Tot. Surface areas

RDC / GF

56,45 m²/sqm.

* Ext. R+1

34,98 m²/sqm.

TOTAL Int. / Indoor

91,43 m²/sqm.

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61,46 m²/sqm.

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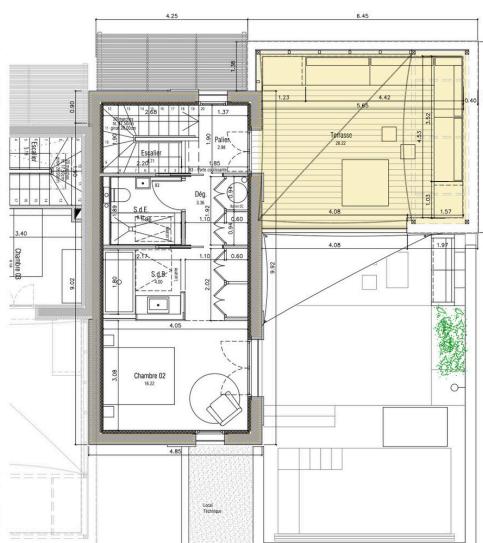
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TOTAL

181,11 m²/sqm.

TOTAL surf. habitable

86,72 m²/sqm.



VILLAS AVEC PISCINES PRIVEES / VILLAS WITH PRIVATE POOLS

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VILLAS WITH PRIVATE POOLS

Surfaces /
Surface areas

R+1 /
1st FLOOR

Escalier / Stairs

4,71 m²/sqm.

4,71 m²/sqm.

Pièce / Landing

2,98 m²/sqm.

2,98 m²/sqm.

Dégagement / Corridor

3,36 m²/sqm.

3,36 m²/sqm.

Chambre 02 / Bedroom 02

16,71 m²/sqm.

16,71 m²/sqm.

S.d.B. / Bathroom

3,71 m²/sqm.

3,71 m²/sqm.

TOTAL Int. R+1

34,98 m²/sqm.

* Terrasse / Terrace

28,22 m²/sqm.

28,22 m²/sqm.

TOTAL Ext. R+1

28,22 m²/sqm.

0 0,5 1 2



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LUXURY RESIDENCES



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PLAN PARCELLE / PLOT



ELEVATION / ELEVATION

PV2-12
PREMIER ETAGE / FIRST FLOOR
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