

New build apartments for sale in Balaruc Les Bains - 1-3 bedrooms with private parking, balcony/ terrace, pool



## INFORMATION

Town:	Balaruc-les-Bains
Department:	Hérault
Bed:	3
Bath:	2
Floor:	131 m2
Outside Space:	85 m2

## IN BRIEF

**BALARUC LES BAINS** Discover an exclusive selection of flats from 2 to 4 rooms, with superb outdoor spaces, generous balconies or terraces up to 73 m2. Private parking. Close to a renowned spa centre. Your new residence, designed in the African lodge style, is located in the privileged setting of Balaruc-les-Bains. Just a stone's throw from the banks of the Etang de Thau and the town centre, the residence offers you an unrivalled quality of life with its landscaped grounds, private swimming pool and wooden beach. Residence of 25 flats on 2 floors. Delivery December 2024.



## 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.

## DESCRIPTION

Much more than a residence, it is a lifestyle!

Its privileged location, in a calm and soothing environment, offers unique views towards the lake or the gardens.

Just a stone's throw from the town centre and the port, the residence is located in a sought-after area on the edge of the Balaruc-les-Bains peninsula, overlooking the lagoon. An exceptional location, close to everything! Next to the town's thermal centre, the residence is 200 m from the lagoon and one minute from the start of the Georges Brassens promenade, a 2 km walk along the lagoon. The main beach and its lively restaurants can be reached in 14 minutes on foot, while the cities of Sète and Montpellier are 15 and 30 minutes away by car respectively.

Here, daily life is easily organised between school, work and leisure. Everything is within easy reach, to the delight of residents who can enjoy their free time under the southern sun.

INTERIOR SPACES: thermal and sound insulation of the private areas; white PVC double-glazed windows and electric roller shutters in the living rooms for optimum acoustic and thermal comfort. The bedrooms are equipped with tilt and turn windows. The walls and ceilings of all the rooms are covered with smooth white paint. The floors are porcelain stoneware throughout the flat. The bathrooms and shower rooms are equipped with a vanity unit, an ultra-flat 80x120 cm shower, a shower screen, a mirror and a towel rail. The heating is individual and...

## NOTES