Bellissimmo
conseil et valorisation immobilière

EXCEPTIONAL PLACES. LASTING CONNECTIONS.

Narbonne · Mediterranean coast · Catalan Pyrenees

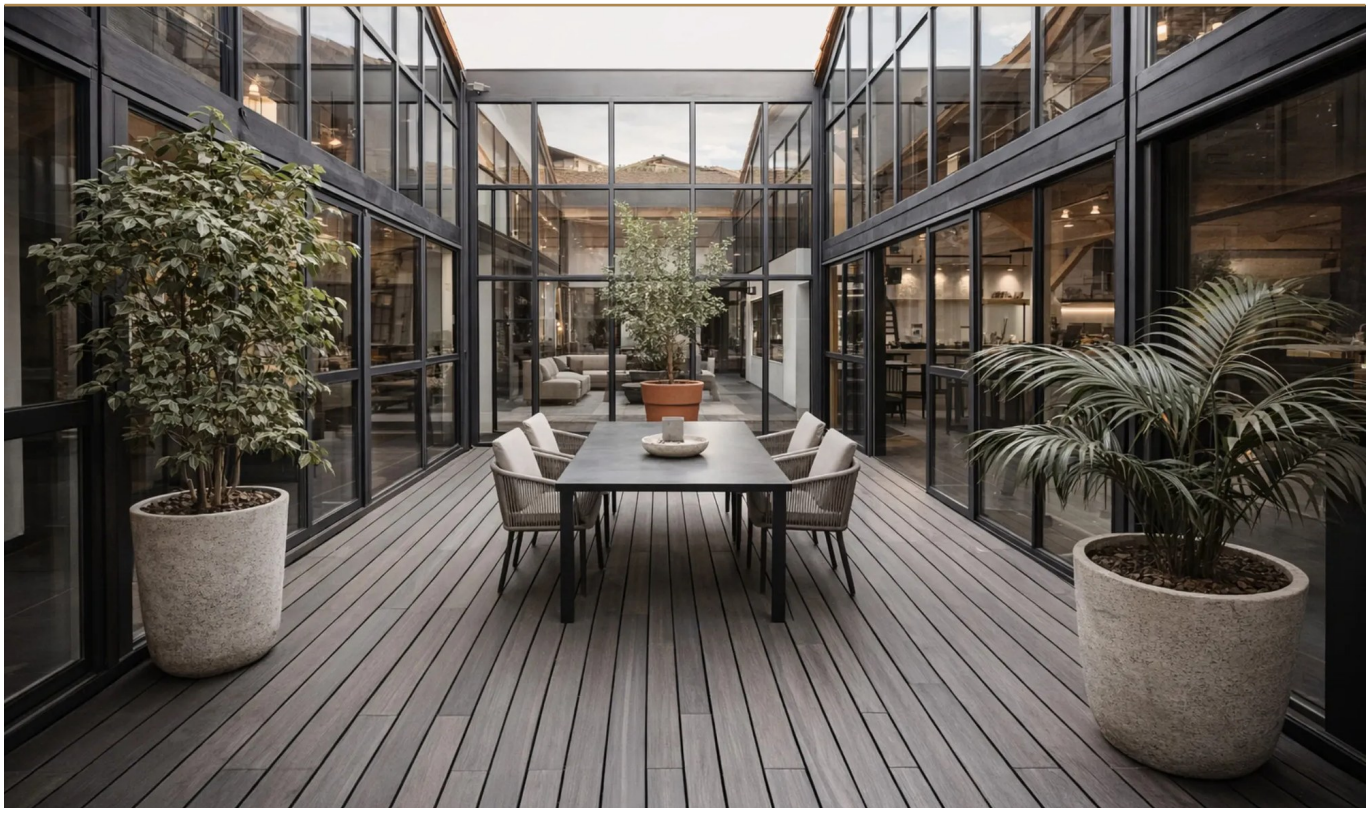
FOR SALE / NARBONNE

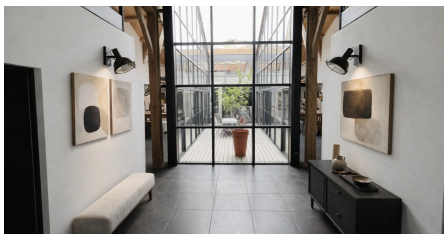
Ref. 01-3749

# House in Narbonne

350 m² | 6 rooms | 3 bedrooms

## 725 000 €









LET'S TALK

### Your Bellissimmo team

04 68 32 22 04 · agencebellissimmo@hotmail.fr

1 rue Francis Marcero · 11100 Narbonne

Risk information: www.georisques.gouv.fr

Full details and photo gallery online →



For information only. Please confirm availability and details with the agency.

# Overview

Agence Bellissimmo Narbonne offers: In the heart of Narbonne, hidden from sights, this remarkable Parisian loft-inspired house unfolds around an inner courtyard, a real architectural pivot that bathes the whole of light and creates a rare atmosphere of calm and privacy. The ground floor hosts vast subtly articulated volumes, where kitchen, dining room and living room dialogue in perfect fluidity. This space is complemented by a bedroom, a shower room, a dressing room, a laundry room and independent toilets, offering an optimal daily living comfort. Upstairs, two elegant principal bedroom suites, each with its private shower room, are organized around courtyards leading to two mezzanines. The latter offer striking perspectives on the apparent frames and the inner courtyard, highlighting the singular architecture and lofty spirit of the place. The property has two garages and develops an area of about 225 m², with the possibility of developing a swimming pool within the courtyard, further strengthening the exclusive character of this address. An exceptional property, designed and designed with an absolute requirement, where every detail bears witness to an acute sense of aesthetics and perfection. Atypical and cossu.

### Floor areas & rooms

| | |
|---|---|
| Type of property | House |
| Living area | 350 m² |
| Land | 450 m² |
| Rooms | 6 |
| Bedrooms | 3 |
| Bathrooms | 2 |
| Shower rooms | 1 |
| WC | 3 |
| Flooring of the property | 2 |

### Comfort & features

| | |
|---|---|
| Parking | Yes |
| Garage | Yes |
| Kitchen | Open-plan |
| Kitchen equipment | Equipped |

# Price & terms

**725 000 €**

The agency fees will be paid in full by the seller.

| | |
|---|---|
| Property tax | 4497 € |



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# Energy & assessments

**Energy consumption (DPE)**




**Class B** 80 kWh/m²/year

**Greenhouse gas emissions (GES)**




**Class A** 2 kg CO2/m²/year

Diagnosis performed after 1 July 2021



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