FOR SALE / BAGES

Ref. 01-4452

House in Bages

240 m² | 7 rooms | 3 bedrooms

441 000 €









LET'S TALK

Your Bellissimmo team

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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

The Agence Immobilière Bellissimmo Narbonne presents as an exclusive listing this atypical house, bright and completely renovated, offering a unique bohemian charm mixed with an artistic atmosphere and carefully preserved ancient elements: exposed beams, original tomettes, cement tiles, worked ironwork. A real favourite for lovers of authenticity and character. Extending over 240 m² spread over two floors, this property enjoys an exceptional environment, with a panoramic view of the pond, the Pyrenees and the Canigou. A rare and privileged setting. — Description of the property Surface area: 240 m² Rooms: 7 Chambers: 3 Dependence : Garage / Workshop / Gallery of 80 m² completely renovated Outdoors : Terrace + Loggia Style: Renovation of charm – ancient elements preserved Major benefit: Exceptional view of the ponds — Ground floor • Entry with clearance • Fitted and equipped kitchen • Bright living room • Bathroom • Intimistic terrace of 10 m², ideal for breakfasts facing the village • Access to the garage of 80 m², completely renovated with electric gate • Perfect for a workshop, art gallery or creative space A superb wrought iron staircase leads to the floors. — 1st floor • Building serving three rooms, including: • A master suite with bathroom and direct view of the pond • Numerous storage spaces • Crossing light — 2nd floor • Magnificent Art Deco lounge, spacious, warm and bathed in light • Open, fitted and equipped open kitchen • Large loggia of about 15 m², offering spectacular views of the pond, mountains and Canigou • Possibility to transform it into an open terrace • South/South-East orientation ensuring optimum brightness

Floor areas & rooms

Type of property	House
Living area	240 m²
Rooms	7
Bedrooms	3
Bathrooms	1
Shower rooms	2
WC	2
Number of floors in the building	2

Comfort & features

Garage	Yes
Kitchen	Open-plan
Kitchen equipment	Equipped

Price & terms

441 000 €

Property tax	1100 €

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Energy & assessments

Energy consumption (DPE)



Class D 240 kWh/m²/year

Greenhouse gas emissions (GES)



Class C 15 kg CO2/m²/year

Diagnosis performed after 1 July 2021

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