FOR SALE / LES ANGLES

Ref. 01-4499

# Chalet in Les Angles

52 m² | 6 rooms | 4 bedrooms

## 399 990 €

SOLD










LET'S TALK

### Your Bellissimmo team

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Risk information: www.georisques.gouv.fr

Full details and photo gallery online →



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

# Overview

Sale agreement in progress

Bellissimmo Narbonne presents: Les Angles Charming chalet for sale with stunning views – 2 apartments + garage

Discover this warm cottage of 52 m² with an independent apartment of 29 m² and a attic bedroom of 12m² offering a total surface of 94 m² to operate. A rare property, with a cosy and contemporary style, enjoying magnificent walls in larch slate and a privileged location with panoramic views of Lake Matemale and the surrounding mountains.

Ground floor – Apartment of 29 m² Bright living room with fully equipped open kitchen 1 comfortable bedroom Bathroom with toilet 1 terrace with lake view Independent access

Floor – Main Apartment

Living room of 27 m² with modern fully equipped kitchen, opening onto a terrace of 8 m² offering exceptional summer and winter views Upstairs Bathroom with toilet 2 bedrooms of 12 m² each Access by a wooden staircase to a 9 m² attic bedroom, bathed in light

Additional benefits Private garage Warm atmosphere, quality materials Search location

An ideal property for a rental investment, a second home or a family project, combining authenticity, comfort and mountain charm.

### Floor areas & rooms

| | |
|---|---|
| Type of property | Chalet |
| Living area | 52 m² |
| Land | 225 m² |
| Rooms | 6 |
| Bedrooms | 4 |

# Price & terms

**399 990 €**

# Energy & assessments

### Energy consumption (DPE)




**Class D** 241 kWh/m²/year

### Greenhouse gas emissions (GES)




**Class B** 7 kg CO2/m²/year

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