FOR SALE / CUXAC D'AUDE

Ref. 01-4546

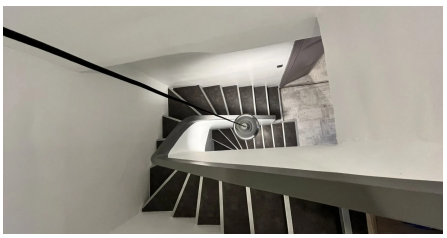
House in Cuxac d'Aude

86,3 m² | 3 rooms | 2 bedrooms

137 000 €









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 presents: Narbonne 5 minutes House for sale of 4 rooms mixing the charm of the old. This rare property on the market is distinguished by its authentic character, its generous proportions and its ideal location. With a surface of 88.12m², this house offers 4 rooms including 2 bedrooms, ideal for a family or a couple. The bright living room of 24.18m² is the ideal place to relax with family or friends. The open kitchen, well-appointed, is conducive to conviviality and shared moments. This house includes a shower room, a separate toilet, a laundry room and a well-designed space for each feature. The contrast between the original elements preserved and the modern equipment brings a warm and harmonious atmosphere to the whole. On the ground floor you will find the garage with motorized gate and access to the basement cellar, On the first floor, the kitchen is open to the living room, a laundry room with storage space and a toilet. On the second floor, two bedrooms, one with dressing area and office, and a shower room with large walk-in shower and toilet. The heating is provided by recent inertia radiators and a pellet pole less than a year old. This property is partly in a condominium at no annual cost. An opportunity not to be missed Do not hesitate to contact us for more information or to arrange a visit.

Floor areas & rooms

Type of property	House
Living area	86.3 m²
Rooms	3
Bedrooms	2
Shower rooms	1
WC	2
Number of floors in the building	2

Comfort & features

Garage	Yes
Kitchen	Kitchen corner
Kitchen equipment	Equipped

Price & terms

137 000 €

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

Property tax	1440 €

Energy & assessments

Energy consumption (DPE)



Class D 225 kWh/m²/year

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Greenhouse gas emissions (GES)



Class B 7 kg CO2/m²/year

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