Bellissimmo
conseil et valorisation immobilière

EXCEPTIONAL PLACES. LASTING CONNECTIONS.

Narbonne · Mediterranean coast · Catalan Pyrenees

FOR SALE / NARBONNE

Ref. 01-4540

House in Narbonne

270 m² | 6 rooms | 5 bedrooms

945 000 €









LET'S TALK

Your Bellissimmo team

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Full details and photo gallery online →

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

Overview

Agence Immobilière Bellissimmo Narbonne presents: Narbonne: prestigious villa for sale Located in a peaceful Mediterranean environment, a few minutes from Narbonne and just 20 minutes from the sea, this remarkable contemporary villa on one level offers a rare alliance between serenity, modern comfort and potential for evolution. Built on a generous plot of 2,700 m², 1,600 m² the main home develops about 270 m² and seduces by its luminous volumes and its perfect continuity between interior and exterior. Large windows flood the living spaces with natural light and open directly onto the terraces, creating a fluid relationship with the garden. The open kitchen, organized around a large central island, has been designed both for everyday life and for reception, with direct access to the outdoor dining area and the barbecue area. The sleeping area has been designed to guarantee comfort and privacy. The principal bedroom suite, about 40 m², is a real haven of peace with its large dressing room and elegant bathroom. Two other rooms, each with its own shower room, welcome family and guests in optimal conditions. A flexible office, which can easily become an additional room, complements this space. An independent apartment of about 40 m² completes the whole. With a living room, a bedroom and a shower room, it is ideal for receiving, housing or considering rental income, while maintaining full independence. Outside, the Mediterranean art of living expresses itself fully. A heated swimming pool of 6 x 6 m, flat bottom, harmoniously integrates within sunny terraces dressed in wood. The friendly pool house invites you to enjoy the long days and summer evenings. The property also has a garage of 35 m², a workshop, a drilling, as well as technical services of quality such as ductable air conditioning, centralized shutters and beautiful ceiling volumes. Rare and precious asset: an adjacent plot of 1,100 m², registered and granted a building permit. It paves the way for many projects: construction of a second villa, resale, extension of the estate, creation of a large garage or even an exhibition space dedicated to collectible vehicles. Surrounded by vineyards, garrigue and in the immediate vicinity of the coast, this property accurately embodies a Mediterranean art of living where calm, space and architectural elegance unite in perfect harmony. Call Josh from Agence Bellissimmo at 06.43.95.39.07

Floor areas & rooms

Type of property	House
Living area	270 m²
Land	2,700 m²
Rooms	6
Bedrooms	5
Shower rooms	4
WC	2

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Comfort & features

Elevator	No
Centralised aspiration	No
Barbecue	Yes
Home automation	Yes
Parking	Yes
Garage	Yes
Kitchen	Open-plan
Kitchen equipment	Equipped
Type of heating	Central air conditioning
Heating system	Forced air
Heating energy	Electric
Disabled accommodation	No
Swimming pool	Yes

Price & terms

945 000 €

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

Energy & assessments

Energy consumption (DPE)



Class B 84 kWh/m²/year

Greenhouse gas emissions (GES)



Class A 2 kg CO2/m²/year

Diagnosis performed after 1 July 2021