FOR SALE / NARBONNE

Ref. 01-4582

Building in Narbonne

160 m² | 9 rooms

212 000 €









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

Agence Bellissimmo Narbonne presents: Narbonne, sought after neighborhood: R+2 investment property with high potential for valorisation. Located in a pleasant area of Narbonne, this crossing building, free on two sides, is a great opportunity for an investor wishing to carry out a renovation project and develop a rental heritage. The building consists of several levels: On the ground floor: a garage, a workshop and a 1-room apartment. On the 1st floor: an apartment of 3 main rooms of about 60 m². On the 2nd floor: a second apartment of 3 main rooms. On the 3rd floor: attices with additional development potential, subject to technical feasibility and necessary authorizations. Major renovation works are to be planned, allowing to rethink and value the whole according to a suitable investment project. With its three existing housing units, associated spaces and multi-level configuration, this building offers real prospects for heritage valuation and rental profitability after construction. A property for wise investors and renovation professionals, looking for a high-potential real estate project in a sought-after sector of Narbonne.

Floor areas & rooms

Type of property	House / Villa
Living area	160 m²
Rooms	9
Bedrooms	0

Comfort & features

Garage	Yes
Year built	1900

Price & terms

212 000 €

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

Energy & assessments

Energy consumption (DPE)



Class E 290 kWh/m²/year

Greenhouse gas emissions (GES)



Class C 26 kg CO2/m²/year

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