Bellissimmo
conseil et valorisation immobilière

EXCEPTIONAL PLACES. LASTING CONNECTIONS.

Narbonne · Mediterranean coast · Catalan Pyrenees

FOR SALE / FORMIGUÈRES

Ref. 01-4595

House in Formiguères

147 m² | 6 rooms | 4 bedrooms

445 000 €









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 Immobilière Bellissimmo Narbonne presents you Formulations Mountain house with timeless charm, completely renovated In the heart of the authentic village of Formiguères, where air is purer and the seasons more intense, reveals a house of character built in 1968 and completely transformed in 2019 with rare elegance. On its plot of 366 m², this three-sided house, bathed by a double exposure South-East and South-West, silluminates from rising to sunset. The light dances on the walls, accompanies the winter days and prolongs the summer evenings. With 147.31 m² of living space and 185.49 m² of total usable surface, this family house of type of 6 main rooms rises on three levels, subtly mixing spirit chalet and contemporary comfort. Ground floor From the first steps, the gaze is caught by a vast open, warm and enveloping space of life. The living room, dining room and kitchen naturally interact in a friendly and elegant atmosphere. The kitchen, a real beating heart of the house, is distinguished by its open fireplace, promise of scented grills and shared evenings around the fire. An authentic mountain spirit, living, sincere. The pellet stove diffuses soft and reassuring heat, while modern equipment ensures optimal comfort in any season. The terrace extends the interior spaces outwards, inviting sunny breakfasts as well as calm day-ends facing the Pyrenean reliefs. An independent toilet and access to the cellar complete this level. First floor A floor dedicated to rest and privacy: A first bright room A living room that can become an additional office or bedroom A dressing room with laundry room A bathroom with bathtub, suitable for relaxing moments A second room An independent toilet Each piece breathes softness and balance. Second and last floor Below the heights, the house reveals an extra sleeping area: A third chamber A shower room A fourth chamber An ideal refuge to welcome family and friends, in a warm atmosphere where wood, light and the silence of the mountain create an almost suspended atmosphere. Exterior The plot of 366 m² allows you to fully enjoy the surrounding natural setting. An outdoor shed completes the set, perfect for skis, bikes or memories of alpine adventures. This property embodies a delicate alliance between authenticity and modernity. Full of character or elegant secondary home, it is intended for those looking for a place of life where time seems to slow down. For any information or organization of a visit: BÉATRICE – 06.58.28.81.31

Floor areas & rooms

Type of property	House
Living area	147 m²
Land	366 m²
Rooms	6
Bedrooms	4
Bathrooms	2
WC	3

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Comfort & features

Elevator	No
Centralised aspiration	No
Barbecue	Yes
Parking	Yes
Year built	1968
Kitchen	Open-plan
Kitchen equipment	Equipped
Type of heating	Individual
Heating system	Stove
Heating energy	Granules / Pellets of wood
Swimming pool	No

Price & terms

445 000 €

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

Property tax	1900 €
Housing tax	1300 €

Energy & assessments

Energy consumption (DPE)



Class D 218 kWh/m²/year

Greenhouse gas emissions (GES)



Class B 7 kg CO2/m²/year

Diagnosis performed after 1 July 2021

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