FOR SALE / NARBONNE

Ref. 01-4592

Villa in Narbonne

163 m² | 5 rooms | 4 bedrooms

425 000 €









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

The Bellissimmo Narbonne Agency presents: Narbonne sought-after detached villa with spa pool 4 bedrooms and garage Located in a quiet and popular area of Narbonne, this R+1 villa of about 163 m² takes place on a beautiful wooded plot of about 1,179 m². The layout of the house, with the pool in the centre point, creates a perfect harmony between the interior and exterior spaces, while offering a friendly and intimate setting. You will enjoy a pleasant outdoor area including a swimming pool in the original shape with spa area, an electric gate and a neat environment offering beautiful privacy. On the ground floor, the entrance with closet leads to a bright living area or office overlooking the pool, as well as a large living room with fitted kitchen and partly equipped. This living room has been enhanced by exposed beams that bring it charm and character. Two bedrooms, one with dressing room, have direct access to the garden on the pool side. The adjoining terrace, decorated with elegant columns, offers an ideal sheltered and decorative outdoor space overlooking the swimming pool. A large bathroom with corner bath, walk-in shower and double sink provides all the necessary comfort. A fitted laundry room communicates directly with the kitchen and gives access to the isolated garage equipped with a motorized door. A separate toilet completes this level. Upstairs, two bedrooms open onto a nice balcony and are served by a shower room and a separate toilet. The villa benefits from quality features such as ground heating by geothermal heating, heating and cooling air conditioning, double aluminium and PVC glazing, electric shutters, a well with automatic watering, a water softener and a centralized suction system. Ideally located in a sought after residential area, this house is close to amenities and only a few minutes from Narbonne city centre.

Floor areas & rooms

Type of property	Villa
Living area	163 m²
Land	1,179 m²
Rooms	5
Bedrooms	4
Bathrooms	1
Shower rooms	1
Surface of the living room	50 m²
WC	2
Number of floors in the building	2

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Comfort & features

Elevator	No
Centralised aspiration	Yes
Barbecue	No
Home automation	No
Parking	Yes
Garage	Yes
Year built	2006
Kitchen	Kitchen corner
Kitchen equipment	Equipped
Type of heating	Individual air conditioning
Heating system	On the ground
Heating energy	Geothermal
Disabled accommodation	No
Swimming pool	Yes

Price & terms

425 000 €

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

Property tax	2700 €

Energy & assessments

Energy consumption (DPE)

A | **B** | C | D | E | F | G

Class B 79 kWh/m²/year

Greenhouse gas emissions (GES)

A | B | C | D | E | F | G

Class A 2 kg CO2/m²/year

Estimated annual energy expenditure for standard use: between €1,040 and €1,406 per year. Average energy prices indexed on 1 January 2025-08-05 (including subscription). Diagnosis performed after 1 July 2021

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