Bellissimmo
conseil et valorisation immobilière

EXCEPTIONAL PLACES. LASTING CONNECTIONS.

Narbonne · Mediterranean coast · Catalan Pyrenees

FOR SALE / NARBONNE

Ref. 01-4590

House in Narbonne

248 m² | 7 rooms | 6 bedrooms

495 000 €









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: Authentic stone house 6 bedrooms plot of about 2,640 m² swimming pool with views of the Canigou old vineyard building in a peaceful setting A few minutes from Narbonne, in a peaceful and green residential environment, this authentic stone house develops all the charm of the old winemakers' buildings in a privileged natural setting. Built on a superb wooded plot of about 2,640 m², it enjoys an exceptional unobstructed view of the Canigou and the Pyrenees, offering a rare and soothing panorama every day. The house is organized on two levels and offers generous proportions with a warm living room with an open fireplace, an independent kitchen, six bedrooms including four on the ground floor, three shower rooms and three toilets, allowing to comfortably welcome family and guests. In the basement, a large garage and a cellar recall its wine-growing past with the presence of three old concrete tanks today closed. Outside, everything is designed to take full advantage of the setting: swimming pool with dominant view, large terrace open to the landscape, bright veranda, equipped summer kitchen, two outbuildings including a hard space, as well as an automatic watering system. As for comfort, the property features double glazing, a heat pump, a thermodynamic cumulus, a water softener, electric shutters on the south and photovoltaic panels offering interesting annual production. Remediation is individual (septic base not in conformity). A house of character combining authenticity, space and potential, ideal for a large family or for a guest house project in a privileged natural setting.

Floor areas & rooms

Type of property	House
Living area	248 m²
Land	2,643 m²
Rooms	7
Bedrooms	6
Shower rooms	2
WC	3

Comfort & features

Elevator	No
Centralised aspiration	No
Barbecue	Yes
Home automation	No
Parking	Yes
Garage	Yes
Kitchen	Separated
Kitchen equipment	Equipped
Type of heating	Individual
Heating system	Radiator
Heating energy	Electric
Disabled accommodation	No
Swimming pool	Yes

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Price & terms

495 000 €

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

Property tax	2700 €

Energy & assessments

Energy consumption (DPE)



Class B 89 kWh/m²/year

Greenhouse gas emissions (GES)



Class A 2 kg CO2/m²/year

Diagnosis performed after 1 July 2021

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