Bellissimmo
conseil et valorisation immobilière

EXCEPTIONAL PLACES. LASTING CONNECTIONS.

Narbonne · Mediterranean coast · Catalan Pyrenees

FOR SALE / LES ANGLES

Ref. 01-4612

Apartment in Les Angles

75 m² | 4 rooms | 3 bedrooms

204 900 €

SOLD









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

gence Immobilière Bellissimmo Narbonne presents you: Les Angles 66210 Triplex apartment for sale with parking Ideally located close to shuttles, shops and hiking trails, this triplex full of charm will appeal to you with its privileged location and strong potential. Just 300 m from the slopes, this rare property offers a living area of 76 m² (92 m² exploitable) spread over 3 levels. Arrangement of the property 1st level: Entry Bright living room of 17 m² opening onto a balcony of 5.68 m² Fitted kitchen 1 bedroom with storage Bathroom with bath + shower and toilet Level 2: Bathroom with toilet Large open space with 2 beds (beds 90 cm) 1 bedroom with double bed 1 attic Level 3 Mezzanine with 2 extra beds Annexes and benefits Closed parking with secure barrier Storage space on the landing Additional ski space New window doors double glazing Balcony Parking The + of the good Very bright excellent exposure Roofing in very good condition Water circuit recently redone Roof insulation in progress (improvement of future EPD) Strong rental potential Ideal second home or investment A rare good in the mountains This triplex is perfect to take full advantage of the resort while making a profitable investment thanks to its capacity and strategic location. You can contact me to arrange a visit on 06.58.28.81.31

Floor areas & rooms

Type of property	Apartment
Living area	75 m²
Rooms	4
Bedrooms	3
Shower rooms	1
Surface of the living room	17 m²
WC	2
Flooring of the property	4
Number of floors in the building	6

Comfort & features

Parking	Yes
Year built	1970
Kitchen	Separated
Kitchen equipment	Equipped

Price & terms

204 900 €

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

Monthly expenses	199 €
Property tax	1509 €
Housing tax	1840 €

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Energy & assessments

Energy consumption (DPE)



Class E 284 kWh/m²/year

Greenhouse gas emissions (GES)



Class C 15 kg CO2/m²/year

Diagnosis performed after 1 July 2021

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