FOR SALE / MOUSSAN

Ref. 01-4625

House in Moussan

172 m² | 5 rooms | 4 bedrooms

515 000 €









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 Narbonne 5 minutes :Villa de charme à vendre au coeur de la pinède Let yourself be seduced by this exceptional property, combining authenticity and modern comfort, where charm operates from the first moments: wrought iron, exposed stones and magnificent wooden frame. On the first floor, discover a vast living room of about 40 m², bathed in light thanks to three large bay windows opening onto a shooting balcony surrounding three facades of the house. Apparent carpentry, stone walls and generous proportions give this space an authentic charm and a warm atmosphere. The kitchen, equipped with quality materials, has been designed to combine aesthetics and conviviality, ideal for sharing moments with family or friends. This level also features a master suite with dressing room and shower room, a laundry room as well as an independent toilet. Upstairs, an elegant wrought iron staircase leads to a spacious mezzanine distributing two beautiful bedrooms of about 20 m² each, both equipped with closets, as well as a bathroom and a separate toilet. On the ground floor, an impressive 170 m² garage with two sectional doors offers rare potential. Perfect for a collector, artisan or amateur of large spaces, it can also be redesigned to create additional living rooms, such as two to three bedrooms, with the possibility to arrange a shower room and a toilet. In terms of services, the house benefits from quality equipment: Double glazing PVC carpentry Electric rollers with centralized control Ground floor heating on the ground floor and heating and cooling air conditioning on the first floor Thermodynamic valve 6 x 2.5 m chlorine pool with heat pump A rare good, where the old one blends harmoniously with modern comfort, in a peaceful environment and without vis-à-vis. For more information or to arrange a visit, contact Marie at 06 79 73 69 72. In order to preserve the privacy of the occupants, some personal effects have been removed digitally and replaced with decorative elements. Retouched, non-contractual images.

Floor areas & rooms

Type of property	House
Living area	172 m²
Land	1,014 m²
Rooms	5
Bedrooms	4
Bathrooms	1
Shower rooms	1
WC	2

Comfort & features

Parking	Yes
Garage	Yes
Year built	2005
Kitchen	Open-plan
Kitchen equipment	Equipped
Type of heating	Geothermal production
Swimming pool	Yes

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Price & terms

515 000 €

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

Monthly expenses	30 €
Property tax	3100 €

Energy & assessments

Energy consumption (DPE)



Class B 71 kWh/m²/year

Greenhouse gas emissions (GES)



Class A 2 kg CO2/m²/year

Diagnosis performed after 1 July 2021

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