FOR SALE / NARBONNE

Ref. 01-4469

# Apartment in Narbonne

88 m² | 3 rooms | 2 bedrooms

## 505 000 €









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 this rare property located on the sought after area of the Canal de Narbonne. On the top floor of a luxury residence built in 2021, with elevator, this superb apartment immediately seduces with its volumes, its functionality, its high-end features and especially its magnificent terrace of more than 116 m². It consists of an entrance, a large living room, bathed in light thanks to large bay windows, opening onto a large outdoor area with a completely unobstructed view, an independent kitchen, two bedrooms, a shower room and a separate toilet. You will enjoy an exceptional living environment, with stunning views, plenty of storage, air conditioning and a double garage. A rare apartment on the market, combining modern comfort, privileged location and out-of-standard exteriors. To be discovered without delay.

### Floor areas & rooms

| | |
|---|---|
| Type of property | Apartment |
| Living area | 88 m² |
| Land | 116 m² |
| Rooms | 3 |
| Bedrooms | 2 |
| Shower rooms | 1 |
| WC | 1 |
| Flooring of the property | 3 |
| Number of floors in the building | 3 |

### Comfort & features

| | |
|---|---|
| Elevator | Yes |
| Parking | Yes |
| Garage | Yes |
| Year built | 2021 |
| Kitchen | Open-plan |
| Kitchen equipment | Equipped |
| Type of heating | Individual |
| Heating system | Forced air |
| Heating energy | Electric |

# Price & terms

### 505 000 €

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

| | |
|---|---|
| Monthly expenses | 100 € |
| Property tax | 3000 € |

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# Energy & assessments

### Energy consumption (DPE)




**Class B** 74 kWh/m²/year

### Greenhouse gas emissions (GES)




**Class A** 2 kg CO2/m²/year



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