Bellissimmo
conseil et valorisation immobilière

EXCEPTIONAL PLACES. LASTING CONNECTIONS.

Narbonne · Mediterranean coast · Catalan Pyrenees

FOR SALE / LES ANGLES

Ref. 01-4662

Chalet in Les Angles

68 m² | 4 rooms | 3 bedrooms

361 900 €

UNDER OFFER









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

Agence Immobilière Bellissimmo Narbonne yours Les Angles chalet for sale cozy & intimate with lake view of Matemale Located in a sought after area on the heights, this authentic chalet sold furnished is a nugget for lovers of nature, wood and warm atmospheres. Nestled in the heart of the forest, it offers a rare living environment, combining calm, privacy and immediate proximity to amenities accessible on foot. Built in 1970, this cottage develops about 53 m² of living space for 68 m² exploitable, on a plot of 180 m². Its southern exposure gives it exceptional brightness throughout the year, strengthening its cosy and welcoming atmosphere. From the entrance, the ground floor features a bedroom with bunk beds and separate toilets. Upstairs, you will discover a beautiful bright living room with sitting area, extended by a warm living room equipped with a programmable pellet stove and a fully integrated open kitchen. The sleeping area consists of two bedrooms with fitted wardrobes, while a modern shower room with large shower, toilet and laundry area complete the set. Outside, a superb terrace of about 15 m² offers an unobstructed view of Lake Matemale, ideal for fully enjoying the natural environment and the quiet surroundings. A storeroom of 3 m² allows to store bicycles, skis and equipment, and an air parking space completes this property. Located in a vertical condominium of 40 lots, this cottage benefits from extremely low charges of only 22 € per year. The property tax amounts to €761. Its location is a real asset: in the heart of a dynamic city, the gateway to Canigou, close to the ski resorts of the Pyrenees, less than 1h30 from Perpignan and its airport, with easy access by train to Mont-Louis and then a low-cost shuttle to Les Angles. The Spanish border is also quickly accessible. This property with raw charm and clean style represents a rare opportunity, both for a principal or second home as well as for a rental investment with high potential, in one of the most attractive areas of the Pyrénées-Orientales. For any information or to arrange a visit: BEATRICE - 06 58 28 81 31

Floor areas & rooms

Type of property	Chalet
Living area	68 m²
Land	180 m²
Rooms	4
Bedrooms	3
Shower rooms	1
WC	2

Comfort & features

Carrez Law	53 m²
Barbecue	Yes
Parking	Yes
Year built	1970
Kitchen	Kitchen corner
Kitchen equipment	Equipped
Type of heating	Individual
Heating system	Stove
Heating energy	Granules / Pellets of wood

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Price & terms

361 900 €

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

Monthly expenses	22 €
Property tax	761 €

Energy & assessments

Energy consumption (DPE)



Class E 277 kWh/m²/year

Greenhouse gas emissions (GES)



Class B 8 kg CO2/m²/year

Diagnosis performed after 1 July 2021

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