Bellissimmo
conseil et valorisation immobilière

EXCEPTIONAL PLACES. LASTING CONNECTIONS.

Narbonne · Mediterranean coast · Catalan Pyrenees

FOR SALE / NARBONNE

Ref. 01-4673

House in Narbonne

150 m² | 7 rooms | 5 bedrooms

460 000 €









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: Narbonne - Quartier Roche Grises In one of the most sought after areas of Narbonne, discover this beautiful villa of 7 main rooms of 150 m² living space, free on four sides, offering generous proportions and an unobstructed view of the ponds of Bages. On the ground floor, the entrance serves an equipped kitchen as well as a large living room of nearly 50 m² with fireplace and integrated library, ideal for moments of conviviality. A bedroom and a shower room with jacuzzi complete this level. Upstairs you will find four comfortable rooms as well as a bathroom. On the outbuildings side, the property has a storage space of about 18 m² adjacent to the house as well as an air-conditioned room located on the first floor, perfect for an office, a leisure room or a workshop. A second double garage is located at the bottom of the garden. Outside, the garden offers a swimming pool, a well and an automatic watering system. Refreshment works are to be planned, offering the opportunity to customize this villa according to your tastes and reveal all its potential. The assets: Residential area sought View of the ponds of Bages 5 rooms Living room of 50 m² with fireplace Swimming pool Independent double garage Pleasant and well maintained land A great opportunity for a family looking for space, calm and a privileged location.

Floor areas & rooms

Type of property	House
Living area	150 m²
Land	954 m²
Rooms	7
Bedrooms	5
Shower rooms	2
Surface of the living room	50 m²
WC	2

Comfort & features

Barbecue	Yes
Garage	Yes
Year built	2000
Kitchen	Separated
Kitchen equipment	Equipped
Type of heating	Individual
Heating system	Radiator
Heating energy	Gas
Swimming pool	Yes

Price & terms

460 000 €

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

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Property tax	2476 €

Energy & assessments

Energy consumption (DPE)



Class C 141 kWh/m²/year

Greenhouse gas emissions (GES)



Class C 21 kg CO2/m²/year

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