FOR SALE / NARBONNE

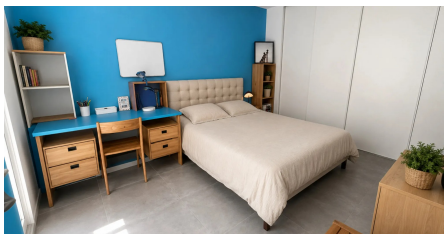
Ref. 01-4702

Villa in Narbonne

267 m² | 8 rooms | 6 bedrooms

680 000 €









LET'S TALK

Your Bellissimmo team

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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: In a privileged environment, at the bottom of an impasse on the edge of garrigue, discover this superb property completely renovated, located on a plot of 2 800 m². It consists of a main villa of 160 m² and a second adjoining house of 90 m², offering many possibilities: family reception, independent activity, rental or gite. The main house offers a large bright living room of more than 50 m², a functional kitchen with kitchen and lingerie, 5 large bedrooms, 2 spacious bathrooms as well as a garage of 60 m². Outside, several terraces and patios with various exhibitions allow you to enjoy the sun or freshness depending on the seasons. A magnificent swimming pool of 10 x 5 m with paddling pool completes this set. The second house has a beautiful living room of more than 45 m², a single-storey bedroom, a large mezzanine, a bathroom and independent toilet. As for services, the property benefits from photovoltaic panels producing 9 kW, pellet stoves in both houses, as well as a recent renovation combining comfort and energy performance. A rare property, ideal for a large family, an intergenerational project or a rental investment, in a sought-after natural setting just minutes away from amenities.

Floor areas & rooms

Type of property	Villa
Living area	267 m²
Land	2 650 m²
Rooms	8
Bedrooms	6
Bathrooms	1
Shower rooms	2
WC	3

Comfort & features

Barbecue	Yes
Parking	Yes
Garage	Yes
Year built	2001
Kitchen	Open-plan
Kitchen equipment	Equipped
Type of heating	Individual
Heating system	Stove
Heating energy	Granules / Pellets of wood
Swimming pool	Yes

Price & terms

680 000 €

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

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Property tax	3708 €

Energy & assessments

Energy consumption (DPE)



Class C 122 kWh/m²/year

Greenhouse gas emissions (GES)



Class A 4 kg CO2/m²/year

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