Bellissimmo
conseil et valorisation immobilière

EXCEPTIONAL PLACES. LASTING CONNECTIONS.

Narbonne · Mediterranean coast · Catalan Pyrenees

FOR SALE / LES ANGLES

Ref. 01-4711

Apartment in Les Angles

20 m² | 1 room

76 500 €

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 presents you for sale: South facing studio with exceptional views of Lake Matemale and the Madres massif Are you dreaming of a pied-à-terre to the mountain offering a spectacular panorama in any season? This charming studio is a rare opportunity. Located on the 1st floor of a quiet residence, perfectly maintained, this studio of 20 m², sold fully furnished, enjoys a south facing exposure that ensures it a beautiful brightness throughout the day. Its balcony offers stunning views of Lake Matemale and the Madres massif, a natural picture you will enjoy summer and winter. From the entrance, you will discover a pleasant warm living room with convertible sofa, open to the balcony, ideal for relaxing after a day of skiing or hiking. The property also includes: A mountain area with bunk beds. An open kitchen, fitted and equipped, with dishwasher. A shower room with shower, washbasin, toilet and washing machine. Double glazing PVC windows. A recent parquet floor providing warmth and comfort. The assets of this property South exposure. Exceptional panoramic view of Lake Matemale and the Madres massif. Balcony. Sold fully furnished, ready to be occupied or rented. Many sleeping possibilities. Ski storage. Parking at the foot of the residence. Thermal insulation by the outside made in 2026. Façades renovated in 2026. Roof recently redone. A real potential for change The neighbouring studio belongs to the same owner. Subject to the agreement of the condominium, it is possible to assemble the two lots in order to create a type apartment of 2 main rooms or 3 main rooms, thus offering a beautiful opportunity of expansion or investment. An ideal location Just a few minutes from the ski slopes, hiking trails, Lake Matemale and shops, this property is an ideal pied-à-terre to enjoy the mountain all year round. It also represents an excellent rental investment thanks to its privileged location and services. Contact BELLISSIMMO Narbonne? Sea & Mountain Beatrice DE ROCLE JUSTAFRE Commercial Officer 06 58 28 81 31

Floor areas & rooms

Type of property	Apartment
Living area	20 m²
Rooms	1
Bedrooms	0
Shower rooms	1
WC	1
Flooring of the property	1
Number of floors in the building	6

Comfort & features

Exhibit	1
Kitchen	Kitchen corner
Kitchen equipment	Upgraded
Type of heating	Collective
Heating system	Radiator
Heating energy	Hot water

For information only. Please confirm availability and details with the agency.

Price & terms

76 500 €

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

Monthly expenses	54 €
Property tax	750 €
Housing tax	800 €

Energy & assessments

Energy consumption (DPE)



Class E 223 kWh/m²/year

Greenhouse gas emissions (GES)



Class E 55 kg CO2/m²/year

Diagnosis performed after 1 July 2021

For information only. Please confirm availability and details with the agency.