FOR SALE / LES ANGLES

Ref. 01-4708

Apartment in Les Angles

21,7 m² | 1 room

79 900 €

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

Sale agreement in progress Agence Immobilière Bellissimmo Narbonne presents you for sale Studio facing south with an exceptional view of Lake Matemale and the Madres massif. Located on the 1st floor of a quiet and ideally located residence, this 21.74 m² studio, sold fully furnished, enjoys a privileged location in the heart of the resort. Its south facing exposure offers optimum brightness throughout the day and stunning views of Lake Matemale and the surrounding mountain ranges, to be admired from its pleasant balcony. It consists of: A bright living room with convertible sofa, opening directly onto the balcony. A sleeping area with bunk beds, ideal for family and friends. An open kitchen fitted out A bathroom with bathtub, sink and toilet. The plus: Southward exposure Exceptional panoramic view of Lake Matemale and the Madres massif Sun Balcony PVC double glazing windows convertible sofa and sleeping area with bunk beds Ski storage Parking at the foot of the residence Sold fully furnished Roof redone Outdoor insulation + facade made in 2026 An ideal location Only a few steps from the shops, you will enjoy a quiet environment with hiking trails at the foot of the residence. Ski slopes and all mountain activities are only a few minutes away. Whether you're looking for a secondary mountain residence or a profitable rental investment, this property meets all the criteria: desired location, exceptional view, rental profitability. For more information or to arrange a visit, contact BEATRICE at 06 58 28 81 31. Some photographs have been optimized by artificial intelligence to improve their visual quality and value the good, without altering its essential characteristics. The images are provided for information purposes and are not contractual.

Floor areas & rooms

Type of property	Apartment
Living area	21.7 m²
Rooms	1
Bedrooms	0
Bathrooms	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

Price & terms

79 900 €

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

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Monthly expenses	83 €
Property tax	680 €

Energy & assessments

Energy consumption (DPE)



Class D 138 kWh/m²/year

Greenhouse gas emissions (GES)



Class D 33 kg CO2/m²/year

Diagnosis performed after 1 July 2021

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