Bellissimmo
conseil et valorisation immobilière

EXCEPTIONAL PLACES. LASTING CONNECTIONS.

Narbonne · Mediterranean coast · Catalan Pyrenees

FOR SALE / NARBONNE

Ref. 01-4713

House in Narbonne

220 m² | 7 rooms | 4 bedrooms

566 000 €









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

The agency Bellissimmo Narbonne presents you: In the heart of Armissan, a popular village between the Clape massif and the Mediterranean beaches, discover this elegant house of character of type of 7 main rooms, combining authenticity, quality features and remarkable development potential. Close to shops, schools – including a bilingual school – and just a few minutes from Narbonne and the sea, it enjoys a particularly sought after location. Upon entry, the generous volumes and the quality of the materials immediately seduce. Solid wood, custom-made carpentry and neat finishes give this property a unique seal. Fully air-conditioned, it offers optimal comfort in any season. The ground floor offers two large spaces of 37,50 m² and 28 m² that can be redesigned according to your needs: reception room, office, workshop, games room or space dedicated to a professional activity. On the first floor you will discover a bright living room of 34.80 m² with kitchen open to the living/dining room, a superb room of 47 m² that can act as a bedroom or TV area with shower room and toilet, two bedrooms of 11.40 m² and 11.47 m² as well as a second shower room with toilet. The second floor features a second suite consisting of a 19 m² bedroom, a 6 m² dressing room and a shower room with a 8.20 m² toilet. Outside, a nice terrace of 26 m² with views of the Calpe, while an independent garden of about 80 m², a garage of 45 m² complete the services; A good with multiple possibilities Thanks to its configuration and its generous proportions, this property offers many opportunities for evolution. The spaces can be completely redesigned to adapt to your life project or activity. It will suit both a large family and a professional who wants to practice on the spot. In order to preserve the privacy of the occupants, some photographs have been reworked using artificial intelligence. They make it possible to discover the volumes and potential of the property without altering its essential characteristics. A property of character, with quality finishes, offering a rare balance between charm, comfort and potential evolution. A visit is necessary to appreciate its singularity.

Floor areas & rooms

Type of property	House
Living area	220 m²
Land	125 m²
Rooms	7
Bedrooms	4
Shower rooms	3
WC	3

Comfort & features

Garage	Yes

Price & terms

566 000 €

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

Property tax	2289 €

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Energy & assessments

Energy consumption (DPE)



Class B 106 kWh/m²/year

Greenhouse gas emissions (GES)



Class A 4 kg CO2/m²/year

Diagnosis performed after 1 July 2021

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