FOR SALE / NARBONNE

Ref. 01-4720

Apartment in Narbonne

75 m² | 3 rooms | 2 bedrooms

249 900 €









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: Narbonne Quai Victor Hugo for sale 3-room apartment with garage, cellar and balcony Ideally located on the very popular Quai Victor Hugo, a few minutes walk from the Halles and the historic centre of Narbonne, discover this magnificent 3-room apartment of character, nestled on the 2nd floor of a secure and perfectly maintained residence, without elevator. From the entrance you will immediately be seduced by the exceptional brightness of its vast 29 m² stay, enhanced by a magnificent wooden parquet that brings warmth and elegance to the whole. This convivial and light-bathed living space opens onto a pleasant balcony where you can enjoy the beautiful days in peace. The fully equipped independent kitchen is complemented by a loggia offering a particularly convenient storage or laundry space. The sleeping area, perfectly separated, consists of two large bright rooms with many integrated storage, a contemporary shower room completely renovated with quality materials, as well as an independent toilet. Quality services • Reversible air conditioning for optimum comfort in any season. • Double glazing PVC carpentry. • Low consumption new generation electric heating. • Many storage spaces. The most who make the difference • Closed private garage of 17 m². • Cellar of 7.42 m². • Secure residence with automatic gate and digicode. • Low co-ownership charges. • Neighborhood sought after, quiet and residential. • Shops, schools, transport and downtown accessible on foot. Offering a privileged location, generous proportions and sought-after services, this apartment is an ideal opportunity for a main home, a quality pied-à-terre or a heritage rental investment. A rare property on the area, combining location, comfort and quality of life. A visit will suffice to convince you. For any information or to arrange a visit: Beatrice 06 58 28 81 31

Floor areas & rooms

Type of property	Apartment
Living area	75 m²
Rooms	3
Bedrooms	2
Shower rooms	1
Surface of the living room	29 m²
WC	1
Flooring of the property	2

Comfort & features

Garage	Yes
Kitchen	Separated
Kitchen equipment	Equipped

Price & terms

249 900 €

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

Monthly expenses	66 €
Property tax	1400 €

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Energy & assessments

Energy consumption (DPE)



Class D 174 kWh/m²/year

Greenhouse gas emissions (GES)



Class B 8 kg CO2/m²/year

Diagnosis performed after 1 July 2021

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