Bellissimmo
conseil et valorisation immobilière

EXCEPTIONAL PLACES. LASTING CONNECTIONS.

Narbonne · Mediterranean coast · Catalan Pyrenees

FOR SALE / NARBONNE

Ref. 01-4723

Townhouse in Narbonne

225 m² | 10 rooms | 7 bedrooms

349 500 €









LET'S TALK

Your Bellissimmo team

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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: Character house with intimate garden in the heart of the historic centre of Narbonne Located in the heart of the historic centre of Narbonne, this magnificent 1900s townhouse develops about 225 m² of living space on three levels. It combines with elegance the charm of the old, generous proportions and a private garden of 90 m², a real haven of peace just steps from the Halles, the Robine Canal and all amenities. The ground floor, completely renovated, seduces by its beautiful ceiling heights, its original cement tiles, its marble fireplace and its spacious living room with open kitchen, bathed in light and open to the garden. This level also includes a desk, a back kitchen, several storage spaces as well as a large cellar on two levels. Upstairs, the house offers 7 spacious bedrooms, several bathrooms as well as a second independent floor with kitchen, bathroom and roof terrace offering a nice view of Narbonne Cathedral. An ideal space to receive family and friends or consider a seasonal rental project. While the ground floor has benefited from a quality renovation, the upper floors offer a great opportunity for modernization. Future owners will be able to customize the premises according to their tastes while valuing this exceptional property and keeping its original stamp. The garden, exposed east-west and perfectly protected from sights, also has a laundry room, an outdoor toilet, a washhouse, a well and a penthouse. Just 400 m from the Hôtel de Ville and the Canal de la Robine, 500 m from the SNCF train station, 600 m from the Halles and 12 km from the Mediterranean beaches, this rare property will appeal to lovers of character houses in search of space, tranquility and a strong potential for valorisation. A unique property where authenticity, volumes and potential combine to create an exceptional address in the heart of Narbonne. **Do not hesitate to contact Josh on +33 6 43 95 39 07 for further information or to arrange a visit.**

Floor areas & rooms

Type of property	Townhouse
Living area	225 m²
Land	90 m²
Rooms	10
Bedrooms	7
Bathrooms	2
Surface of the living room	19 m²
WC	3
Number of floors in the building	3

Comfort & features

Year built	1900
Kitchen	Open-plan
Kitchen equipment	Equipped

Price & terms

349 500 €

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

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Property tax	3300 €

Energy & assessments

Energy consumption (DPE)



Class D 225 kWh/m²/year

Greenhouse gas emissions (GES)



Class B 7 kg CO2/m²/year

Diagnosis performed after 1 July 2021

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