FOR SALE / COLOMBIERS

Ref. 01-4746

House in Colombiers

364 m² | 11 rooms | 6 bedrooms

795 000 €









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: Period townhouse with park and swimming pool A few minutes from Narbonne, discover this elegant Maison de Maître from the beginning of the 20th century, a property of character with generous volumes, enhanced by a park of 1,660 m² with swimming pool. From the entrance, the charm operates. A large vestibule, beautiful ceiling heights, old cement tiles and preserved architectural elements immediately set the tone. The house offers remarkable reception spaces. An independent living room with fireplace dating back to the past is a superb living room of more than 60 m², bringing together open kitchen and dining room in a friendly atmosphere. A second old fireplace highlights the authentic character of the ensemble. Upstairs, the sleeping area accommodates five rooms, complemented by an office and a dressing room. A part with a beautiful south exposure includes a bedroom, a bathroom, a laundry room and a separate toilet. The volumes make it easy to imagine different uses depending on the needs: guest rooms, workspace, library or extra suite. A private park in the heart of the property The park with trees of about 1,660 m² is one of the real assets of this house. Its mature vegetation, its different relaxation areas and its swimming pool make up a privileged setting to fully enjoy the beautiful days. Two wells are present on the property. Since the land is constructable, it also offers an interesting potential for development, subject to the necessary planning authorizations. The property also benefits from several appendices including a cellar of about 25 m², a technical area, a shower room with toilet and various storage spaces. Finally, a fully independent professional room, with its own window on the street, completes the whole. Currently rented 600 € per month, it generates an immediate rental income without encroaching on the privacy of the property. Through its volumes, its architecture, its park and the diversity of its spaces, this Maison de Maître offers a rare setting, as suitable for an elegant family residence as for a secondary house or a project combining housing and professional activity. A property of character to discover for its volumes, authenticity and remarkable potential. To arrange a visit or for more information, contact Josh at 06 34 95 39 07.

Floor areas & rooms

Type of property	House
Living area	364 m²
Land	1 660 m²
Rooms	11
Bedrooms	6
Bathrooms	1
Shower rooms	1
Surface of the living room	30 m²
WC	1
Number of floors in the building	1

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

Comfort & features

Dining room	30 m²
Barbecue	Yes
Parking	Yes
Garage	Yes
Year built	1902
Kitchen	Open-plan
Kitchen equipment	Equipped
Type of heating	Individual
Heating system	Radiator
Heating energy	Gas
Swimming pool	Yes

Price & terms

795 000 €

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

Property tax	3125 €

Energy & assessments

Energy consumption (DPE)



Class B 98 kWh/m²/year

Greenhouse gas emissions (GES)



Class A 3 kg CO2/m²/year

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