Bellissimmo
conseil et valorisation immobilière

EXCEPTIONAL PLACES. LASTING CONNECTIONS.

Narbonne · Mediterranean coast · Catalan Pyrenees

FOR SALE / NARBONNE

Ref. 01-4581

Apartment in Narbonne

175 m² | 5 rooms | 4 bedrooms

499 500 €









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

Agence Immobilière Bellissimmo Narbonne presents: Narbonne under prefecture Appartment with terrace and garage for sale A few steps from the Quai Victor Hugo and the city centre of Narbonne, discover this superb duplex loft of more than 174 m², located in a small condominium of only two lots. Crossing and bathed in light, this property is distinguished by its generous volumes, beautiful ceiling heights and loft spirit, while offering spaces perfectly adapted to family life. On the ground floor, the entrance serves two cellars as well as a large garage of 43 m², equipped with an electric gate, a real asset in the city center. Upstairs, the heart of the house revolves around a magnificent living room of more than 60 m², including a living area with pellet stove, a dining room and an open-plan kitchen furnished and equipped. The set opens directly onto a pleasant south-east facing terrace, ideal for enjoying the beautiful days. The sleeping area includes three bedrooms with storage, one with its own shower room. A bathroom with shower and bathtub, independent toilets and a laundry room complete this level. A mezzanine offers even more possibilities with a large open space that can accommodate, according to your wishes, an office, a games room, a relaxation area or an additional room. An unusual and rare property on the area, bringing together large volumes, brightness, exterior and garage, all in immediate proximity to the docks and the heart of Narbonne. Co-ownership of 2 lots – Volunteer Syndic – No co-ownership charge. **To arrange a visit or for further information, please contact Josh at 06 34 95 39 07.**

Floor areas & rooms

Type of property	Apartment
Living area	175 m²
Land	45 m²
Rooms	5
Bedrooms	4
Bathrooms	1
Shower rooms	1
Surface of the living room	47 m²
WC	1
Flooring of the property	1
Number of floors in the building	2

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Comfort & features

Dining room	12 m²
Elevator	No
Parking	Yes
Garage	Yes
Kitchen	Open-plan
Kitchen equipment	Equipped
Type of heating	Individual
Heating system	Stove
Heating energy	Granules / Pellets of wood
Swimming pool	No

Price & terms

499 500 €

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

Property tax	2000 €

Energy & assessments

Energy consumption (DPE)



Class B 99 kWh/m²/year

Greenhouse gas emissions (GES)



Class A 3 kg CO2/m²/year

Diagnosis performed after 1 July 2021

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