Bellissimmo
conseil et valorisation immobilière

EXCEPTIONAL PLACES. LASTING CONNECTIONS.

Narbonne · Mediterranean coast · Catalan Pyrenees

FOR SALE / LES ANGLES

Ref. 01-4749

Apartment in Les Angles

27 m² | 1 room

98 900 €









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

Real Estate Agency Bellissimmo Narbonne presents: Les Angles (66) – Studio for sale Ideally located in a quiet and sought after environment, close to the slopes and shops, discover this charming studio enjoying a south exposure and excellent sunshine. Located on the raised ground floor within a small condominium, it develops an area of 23 m², supplemented by a loggia of 4.35 m² furnished, offering an extra space particularly pleasant or 27 m² habitable Functional and warm, the studio consists of an entrance with storage closet, an equipped kitchen, a pleasant living room with dining area and two convertible sofas, as well as a deck bed allowing intelligent optimization of the sleeping area. A bathroom completes the set. You will also benefit from a private parking lot and a ski locker, two real assets for a property located in the resort. Thanks to its south exposure, its beautiful brightness and optimized layout, this apartment offers a cosy atmosphere and is an ideal pied-à-terre to the mountains, summer and winter. The assets: • Immediate proximity to runways • Shops nearby • Southward exposure • Managed Loggia • Private parking • Ski storage • Small condominium • Quiet environment • Strong seasonal rental potential An ideal property for a rental investment, a second home or simply to enjoy Les Angles in all seasons. To be discovered quickly! To arrange a visit, contact Beatrice at 06 58 28 81 31.

Floor areas & rooms

Type of property	Apartment
Living area	27 m²
Land	4.3 m²
Rooms	1
Bedrooms	0
Bathrooms	1
WC	1
Flooring of the property	1
Number of floors in the building	3

Comfort & features

Exhibit	1
Kitchen	Kitchen corner
Kitchen equipment	Equipped

Price & terms

98 900 €

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

Monthly expenses	54 €
Property tax	750 €

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Energy & assessments

Energy consumption (DPE)



Class D 180 kWh/m²/year

Greenhouse gas emissions (GES)



Class B 7 kg CO2/m²/year

Diagnosis performed after 1 July 2021

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