FOR SALE / ARGENS MINERVOIS

Ref. 01-4750

House in Argens Minervois

120 m² | 5 rooms | 4 bedrooms

295 000 €









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 this contemporary villa for sale, located just 10 minutes from Lézignan-Corbières and about 25 minutes from Narbonne. NEAR LEZIGNAN-CORBIÈRES – VILLA CONTEMPORAINE 3 FACES – 120 M2 – 4 CHAMBRES – TERRAIN 450 M2 – GUARAGE In a particularly quiet residential environment, discover this beautiful contemporary villa 3 faces built in 2022, developing about 120 m² living space on a plot of 450 m². Recent, bright and perfectly maintained, it does not require any work. From the entrance, the house seduces by its generous proportions and its quality finishes. It has an entrance with large storage closet opening onto a beautiful living room of 42 m², bright and warm, embellished with a wood stove. The contemporary open-plan kitchen, fully equipped and open to the living room, creates an ideal convivial space to welcome family and friends. The sleeping area includes 4 bedrooms, including a beautiful 21 m² master suite with private shower room, as well as three additional bedrooms. A bathroom with toilet and a separate toilet complete the set. For optimum comfort all year round, the villa enjoys airzone air conditioning. The house also has a garage and additional storage space of about 10 m². Outside, you will enjoy a pleasant south facing garden as well as a covered terrace with summer kitchen, perfect for meals and evenings outdoors. The assets: • Recent construction 2022 • Approximately 120 m² of living space • 4 bedrooms including 21 m² master suite • Bright living room of 42 m² • open-plan kitchen equipped • Field of 450 m² • South exposure • Covered terrace with summer kitchen • Garage and storage space • Private parking • Wood stove • Airzone ductable air conditioning • 3-sided villa • Quiet residential environment • No work to be planned • 10 minutes from Lézignan-Corbières – about 25 minutes from Narbonne A modern, turnkey family home, ideal for enjoying the calm of the Minervois while staying close to Lézignan-Corbières and easily accessible from Narbonne. To be discovered quickly! To organize a visit: Beatrice - 06 58 28 81 31

Floor areas & rooms

Type of property	House
Living area	120 m²
Land	449 m²
Rooms	5
Bedrooms	4
Bathrooms	1
Shower rooms	1
Surface of the living room	42 m²
WC	2

Comfort & features

Garage	Yes
Year built	2022
Kitchen	Open-plan
Kitchen equipment	Equipped

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Price & terms

295 000 €

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

Property tax	1389 €

Energy & assessments

Energy consumption (DPE)



Class A 45 kWh/m²/year

Greenhouse gas emissions (GES)



Class A 1 kg CO2/m²/year

Diagnosis performed after 1 July 2021

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