FOR SALE / NARBONNE

Ref. 01-4753

Villa in Narbonne

103 m² | 4 rooms | 3 bedrooms

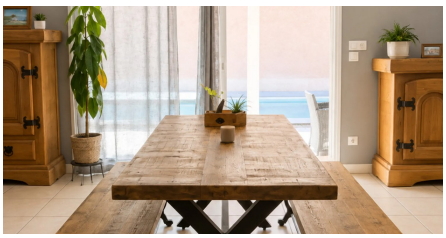
296 800 €

UNDER OFFER









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

Sale agreement in progress Agence Immobilière Bellissimmo Narbonne presents: Just 10 km from Narbonne, in a pleasant village bordered by the Canal du Midi, discover this beautiful single storey villa of 103 m² with swimming pool, free on three sides and built on a plot of 480 m². It consists of a fitted and equipped kitchen open to a beautiful bright and friendly living room. The sleeping area offers three bedrooms, one with its private shower room, as well as a second shower room with shower, double sink and storage. A separate WC completes the set. Outside, the swimming pool is a real relaxation area, surrounded by two terraces equipped with bioclimatic pergolas, ideal for enjoying the beautiful days and meals outdoors. The property also has a closed garage, photovoltaic panels and a well, providing comfort and savings on a daily basis. A functional and perfectly equipped villa, with swimming pool and beautiful outdoor spaces, in a pleasant environment just a few minutes from Narbonne. For more information or to arrange a visit, contact Marie at 06 79 73 69 72.

Floor areas & rooms

Type of property	Villa
Living area	103 m²
Land	480 m²
Rooms	4
Bedrooms	3
Shower rooms	2
WC	1

Comfort & features

Barbecue	Yes
Garage	Yes
Year built	2009
Kitchen	Open-plan
Kitchen equipment	Upgraded
Type of heating	Individual air conditioning
Heating system	Forced air
Heating energy	Electric
Swimming pool	Yes

Price & terms

296 800 €

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

Property tax	2220 €

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Energy & assessments

Energy consumption (DPE)



Class B 88 kWh/m²/year

Greenhouse gas emissions (GES)



Class A 3 kg CO2/m²/year

Diagnosis performed after 1 July 2021

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