Bellissimmo
conseil et valorisation immobilière

EXCEPTIONAL PLACES. LASTING CONNECTIONS.

Narbonne · Mediterranean coast · Catalan Pyrenees

FOR SALE / GRUISSAN PLAGE

Ref. 01-4771

# Chalet in Gruissan Beach

70 m² | 5 rooms | 4 bedrooms

## 450 000 €

EXCLUSIVE LISTING









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 Bellissimmo Narbonne presents you exclusively Gruissan Chalet for sale. Exceptional location. This magnificent fully renovated chalet of about 70 m², spread over two levels, located in an exceptional and particularly sought after location of Gruissan. A true Mediterranean cocoon, designed to fully enjoy the sweetness of living between sea and nature. From the entrance you will be seduced by its volumes, its brightness and its warm atmosphere. Upstairs, you will discover a beautiful stay open on a beautiful terrace facing south, a real extra living room where to imagine breakfasts in the sun, lunches with friends or summer evenings. The kitchen also has direct access to the terrace. The sleeping area offers three bedrooms, one of which is particularly attractive with its view of the Clape massif, as well as a shower room and a separate toilet. On the ground floor, a fourth bedroom, a shower, a toilet and a laundry complete the whole harmoniously. The cottage also has a garage and storage space, particularly valuable services for a property of this type. Completely renovated, the chalet benefits from: • New triple-glazed windows • New projection shutters • New water heater • Insulation of the attic • Reinforced socket for electric vehicle • Garage and storage space The charm of Gruissan The south-facing terrace, the view of the Clape, the privileged environment and the chalet spirit make it a particularly sought after address. A place where we come for a few days... and where we finally dream of staying. A real love for the lovers of Gruissan, the sea and precious moments with family or friends. Annual fee: only 194 € A visit is required to discover all the magic of this chalet. There are properties that we visit... and those that we immediately fall under the charm of. To organise a BEATRICE visit – 06 58 28 81 31

### Floor areas & rooms

| | |
|---|---|
| Type of property | Chalet |
| Living area | 70 m² |
| Land | 162 m² |
| Rooms | 5 |
| Bedrooms | 4 |
| Shower rooms | 1 |
| WC | 2 |

### Comfort & features

| | |
|---|---|
| Year built | 1977 |
| Kitchen | Separated |
| Kitchen equipment | Equipped |

# Price & terms

### 450 000 €

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

| | |
|---|---|
| Property tax | 1095 € |



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# Energy & assessments

**Energy consumption (DPE)**




**Class B** 83 kWh/m²/year

**Greenhouse gas emissions (GES)**




**Class A** 3 kg CO2/m²/year

Diagnosis performed after 1 July 2021



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