Bellissimmo
conseil et valorisation immobilière

EXCEPTIONAL PLACES. LASTING CONNECTIONS.

Narbonne · Mediterranean coast · Catalan Pyrenees

FOR SALE / NARBONNE

Ref. 01-4777

House in Narbonne

150 m² | 5 rooms | 3 bedrooms

478 000 €









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

Agence Bellissimmo Narbonne presents: Only 8 minutes from Narbonne contemporary house for sale In a sought after residential environment, discover this elegant contemporary villa of about 150 m², built in 2022 on a plot of 509 m² without subdivision. From the entrance, the house seduces by its volumes, its brightness and the quality of its services. The living room of nearly 60 m² is the heart of the property. Bathed with light thanks to its wide openings, it welcomes a contemporary kitchen fully furnished and equipped and naturally opens onto the outdoor spaces. The ground floor also offers a master suite with walk-in shower room, WC and direct access to the terrace, as well as an entrance with separate toilet and a fitted laundry. Upstairs, the sleeping area consists of two beautiful bedrooms and a bathroom with toilet. Outside, two terraces allow you to fully enjoy the beautiful days. The main terrace offers a swimming pool and summer kitchen, in a preserved setting enjoying an unobstructed view and without vis-à-vis. A petanque field completes this space designed for relaxation and conviviality. Accessible directly from the terrace, an independent room offers multiple possibilities: office, workshop, storage space or additional room as needed. Finally, the property has a double garage of 41 m² with motorized gate, several parking lots and a workable sanitary vacuum offering an extra space of particular value. A recent and perfectly thought villa, combining contemporary architecture, generous proportions, comfort and privacy, just a few minutes from Narbonne. A well-kept property, ideal for both a principal and a second home.

Floor areas & rooms

Type of property	House
Living area	150 m²
Land	509 m²
Rooms	5
Bedrooms	3
Bathrooms	1
Shower rooms	1
Surface of the living room	60 m²
WC	3

Comfort & features

Barbecue	Yes
Parking	Yes
Garage	Yes
Year built	2022
Kitchen	Open-plan
Kitchen equipment	Equipped
Heating system	Forced air
Heating energy	Electric
Swimming pool	Yes

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Price & terms

478 000 €

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

Energy & assessments

Energy consumption (DPE)



Class A 37 kWh/m²/year

Greenhouse gas emissions (GES)



Class A 1 kg CO2/m²/year

Diagnosis performed after 1 July 2021

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