FOR SALE / GRUISSAN PLAGE

Ref. 01-4796

House in Gruissan Beach

94 m² | 5 rooms | 4 bedrooms

359 900 €









LET'S TALK

Your Bellissimmo team

04 68 32 22 04 · agencebellissimmo@hotmail.fr

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 Immobilière Bellissimmo Narbonne presents you for sale house Gruissan beach - 300 m from the beach In the popular seaside resort of Gruissan, discover this detached house 3 faces on 150 m² of land, ideally located in a sought after area. A property that has enormous potential after renovation and can be perfectly suited to a year-round principal residence as well as to a second home or rental investment. The house consists of two levels: Upstairs: • A bright living room with air conditioning • Independent kitchen • 2 bedrooms • A shower room with toilet On the ground floor: - 2 small kitchens - 2 bedrooms - 2 shower rooms - A garage. - A veranda giving access to a barbecue area - Independent access A VERITABLE OUTSIDE FOR AN INVESTOR! Thanks to its independent access, the ground floor can be transformed into a 3 main rooms apartment, allowing to create a rental income, while keeping the floor to live there. Another possibility is to bring the two levels together in order to create a large family home. Gruissan, a sought after seaside resort where it is good to live all year round, with its beaches, port, shops, restaurants and exceptional environment. A good to reinvent according to your desires, with multiple possibilities! To discover the full potential of this house and organize a visit : BEATRICE - 06 58 28 81 31

Floor areas & rooms

Type of property	House
Living area	94 m²
Land	149 m²
Rooms	5
Bedrooms	4
Shower rooms	2
WC	2

Comfort & features

Barbecue	Yes
Garage	Yes
Year built	1966
Kitchen	Separated
Kitchen equipment	Upgraded
Type of heating	Individual
Heating system	Forced air
Heating energy	Electric

Price & terms

359 900 €

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

For information only. Please confirm availability and details with the agency.

Energy & assessments

Energy consumption (DPE)



Class D 233 kWh/m²/year

Greenhouse gas emissions (GES)



Class B 8 kg CO2/m²/year

Diagnosis performed after 1 July 2021

For information only. Please confirm availability and details with the agency.