FOR SALE / NARBONNE

Ref. 01-4800

# Villa with pool and landscaped garden

156 m² | 6 rooms | 4 bedrooms

## 549 500 €









LET'S TALK

### Your Bellissimmo team

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Full details and photo gallery online →



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# Overview

Bellissimmo Narbonne presents: Narbonne: Contemporary villa with high-end features, swimming pool and generous living areas

Elegance, volumes and quality features: a family villa where every detail has been designed to combine comfort, modernity and art of living.

Agence Bellissimmo Narbonne invites you to discover this superb villa with quality finishes, located in a particularly sought after area of Narbonne. A property with contemporary lines, offering generous volumes, quality equipment and a privileged living environment.

Bright and refined living spaces

From the entrance you will be seduced by a magnificent reception area of more than 50 m², bathed in natural light, bringing together a warm living room, a friendly dining room and an open kitchen fully furnished and equipped.

The pellet stove and heating and cooling air conditioning ensure optimal comfort in all seasons, while contemporary decoration and neat finishes give the whole an elegant and harmonious atmosphere.

In the extension of the living room, a billiard room offers an additional leisure space, ideal for welcoming family and friends.

A functional laundry room, with direct access to the outside, complements this space judiciously.

A principal bedroom suite with remarkable dimensions

The ground floor also hosts a sumptuous principal bedroom suite of more than 34 m², real private space designed for well-being.

It has a bathroom with walk-in shower, bathtub and double sink, as well as a dressing room and a perfectly integrated office space.

A separate WC completes this level.

A floor dedicated to the comfort of the whole family

Upstairs, the sleeping area consists of three rooms with particularly well-kept amenities:

A pleasant attic room enjoying the natural light of a Velux.

A bedroom with its own dressing room and a private shower room.

A third bedroom with a large dressing room.

An additional shower room with walk-in shower and double sink, as well as an independent toilet, come to perfect this floor.

Each room enjoys heating and cooling air conditioning, guaranteeing personalized comfort throughout the year.

Outdoor spaces designed for relaxation

In a private setting behind its fully enclosed garden, landscaped and decorated with palm trees, the property reveals a particularly attractive outdoor space.

At the heart of this environment, a traditional salt pool, equipped with a heat pump and a submerged shutter, invites you to enjoy the beautiful days.



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An elegant terrace covered in travertine, extended by a contemporary summer kitchen, consists of a real outdoor reception space, ideal for family lunches and summer evenings.

At the bottom of the plot, a space fitted out of synthetic grass as well as an outbuilding of about 8 m² offer additional possibilities of use.

A storage space, two private parking spaces, a motorized sliding gate and an electric sectional garage door complete the services of this property.

Modern amenities for absolute comfort

Beyond its aesthetics, this villa is distinguished by the quality of its facilities and its daily comfort:

18 photovoltaic panels.

Reversible air conditioning throughout the house, remotely pilotable from a smartphone.

Pellet stove.

New heat-pump water heater.

New water softener.

Salt heated swimming pool with submerged shutter.

Motorized gate and private parking.

A property where it is good to live

A successful combination of contemporary elegance, modern comfort and Mediterranean art of living, this villa will appeal to buyers in search of a family house of standing, offering generous proportions and outdoor spaces suitable for relaxation as well as reception.

A property with particularly comprehensive services, in an environment appreciated by Narbonne, which deserves to be discovered during a private visit.

Agence Bellissimmo Narbonne Real Estate Consulting and Valuation

## Floor areas & rooms

| | |
|---|---|
| Type of property | Villa |
| Living area | 156 m² |
| Land | 596 m² |
| Rooms | 6 |
| Bedrooms | 4 |
| Bathrooms | 1 |
| Shower rooms | 2 |
| WC | 2 |



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### Comfort & features

| | |
|---|---|
| Barbecue | Yes |
| Parking | Yes |
| Year built | 2000 |
| Kitchen | Open-plan |
| Kitchen equipment | Equipped |
| Type of heating | Individual |
| Heating system | Forced air |
| Heating energy | Electric |
| Swimming pool | Yes |

## Price & terms

**549 500 €**

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

| | |
|---|---|
| Property tax | 2021 € |

## Energy & assessments

### Energy consumption (DPE)




**Class C** 132 kWh/m²/year

### Greenhouse gas emissions (GES)




**Class A** 4 kg CO2/m²/year



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