FOR SALE / ST NAZAIRE D'AUDE

Ref. 01-4801

House in St Nazaire d'Aude

98 m² | 4 rooms | 3 bedrooms

270 000 €









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: Saint-Nazaire-d'Aude – Beautiful villa of 4 main rooms on one level with garage and suitable for a swimming pool plot Located just 15 km from Narbonne, in the heart of the Minervois, in the charming town of Saint-Nazaire-d'Aude, discover this pleasant 4-room villa on one level, built in 2021, combining modern comfort, functionality and brightness. From the entrance you will be seduced by a beautiful living room of 39 m², including a friendly living room and an open kitchen, fully furnished and equipped. Bathed with light thanks to its wide bay windows, this space benefits from heating and cooling air conditioning and opens directly onto a pleasant terrace with a pergola, ideal for enjoying the beautiful days. The sleeping area consists of three beautiful bedrooms and a bathroom. A functional laundry and a garage of 17 m² complete the services of this house. Outside, you will enjoy a plot of 356 m², suitable for a swimming pool, offering beautiful possibilities of layout to create a relaxation space to your image. Bright, functional and perfectly maintained, this recent villa does not require any work. Ideal for those looking for the comfort of a modern house on one level, in a pleasant environment, close to Narbonne. A great opportunity to discover with your agency Bellissimmo Narbonne!

Floor areas & rooms

Type of property	House
Living area	98 m²
Land	356 m²
Rooms	4
Bedrooms	3
Bathrooms	1
WC	1
Flooring of the property	1

Comfort & features

Barbecue	Yes
Parking	Yes
Garage	Yes
Year built	2021
Kitchen	Open-plan
Kitchen equipment	Equipped
Type of heating	Individual
Heating system	Radiator
Heating energy	Electric

Price & terms

270 000 €

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

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Property tax	1500 €

Energy & assessments

Energy consumption (DPE)



Class A 30 kWh/m²/year

Greenhouse gas emissions (GES)



Class A 1 kg CO2/m²/year

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