FOR SALE / NARBONNE

Ref. 01-4803

# Family house, Egasiairal district

144 m² | 5 rooms | 4 bedrooms

## 350 000 €

EXCLUSIVE LISTING









LET'S TALK

### Your Bellissimmo team

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Full details and photo gallery online →



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

# Overview

Agence Bellissimmo Narbonne presents you - Naebonne Quartier Egassiairal

Independent on three sides and developing about 144 m² of living space, this property is distinguished by its generous volumes and its real asset: a 2 main independent apartment on the ground floor with private entrance and private garden offering many possibilities.

On the ground floor, the house includes a games/TV room, a kitchen, a separate toilet and a laundry room. You will also find the 2 main rooms apartment composed of a bedroom, a kitchen open to the living/dining room and a shower room with toilet. Thanks to its independent access and its private garden, this accommodation enjoys a real autonomy.

A particularly interesting rental potential: the 2 main rooms could allow you to consider a rent of around 650 € per month, i.e. 7 800 € of annual rental income. An asset to consider an income supplement while taking advantage of his principal residence.

Upstairs, the main house offers a convivial living area with a living/dining room and an open kitchen, three bedrooms and a bathroom. This configuration allows you to enjoy a family space separate from the accommodation located on the ground floor.

For your daily comfort, the house has air conditioning on the ground floor as well as upstairs.

Outside, a garden decorated with a shed completes the whole. It offers beautiful facilities, including the possibility of considering a swimming pool, subject to the applicable urban planning rules.

Located in a sought after area of Narbonne, this house has many advantages: independence on three sides, family space, pleasant exterior, air conditioning and rental potential.

An ideal opportunity to reconcile quality of life and complementary income!

Contact Nina at 0615110207 for more information or to arrange a visit.

Some of the photographs presented in this announcement have been improved or reworked using artificial intelligence, including for development and projection purposes. These modifications may relate to decoration, furniture or certain visual elements and do not change the essential characteristics of the property.

## Floor areas & rooms

| | |
|---|---|
| Type of property | House |
| Living area | 144 m² |
| Land | 392 m² |
| Rooms | 5 |
| Bedrooms | 4 |
| Bathrooms | 2 |
| Shower rooms | 1 |
| WC | 3 |
| Number of floors in the building | 2 |



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### Comfort & features

| | |
|---|---|
| Parking | Yes |
| Kitchen | Open-plan |
| Kitchen equipment | Upgraded |
| Type of heating | Individual |
| Heating system | Radiator |
| Heating energy | Electric |

## Price & terms

**350 000 €**

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

| | |
|---|---|
| Property tax | 2000 € |

## Energy & assessments

### Energy consumption (DPE)




**Class C** 137 kWh/m²/year

### Greenhouse gas emissions (GES)




**Class A** 5 kg CO2/m²/year

Diagnosis performed after 1 July 2021



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