Bellissimmo
conseil et valorisation immobilière

EXCEPTIONAL PLACES. LASTING CONNECTIONS.

Narbonne · Mediterranean coast · Catalan Pyrenees

FOR SALE / LES ANGLES

Ref. 01-4817

Chalet with panorama of the Pyrenees

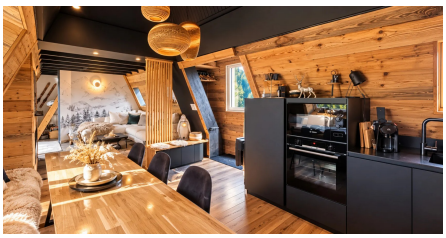
92 m² | 5 rooms | 4 bedrooms

499 000 €









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

Bellissimmo Narbonne presents: Les Angles wooden chalet for sale – exceptional panorama between Lake Matemale and the Del Pam peak and Lladure.

A rare and atypical property, entirely decorated by an interior architect where the authenticity of the mountain meets the elegance of a contemporary renovation. Nestled on the heights of Les Angles, in a privileged environment, this chalet of character completely tastefully renovated will appeal to you with its cosy atmosphere, its quality features and its exceptional panorama between Lake Matemale and the mountains.

From the entrance you will discover a warm and bright living room, composed of a fully equipped open kitchen, a friendly dining area and a lounge with an ethanol fireplace, creating a soft and refined atmosphere after an open-air day.

Sleeping areas designed for comfort and privacy

The chalet has two superb principal bedroom suites, each with its own private shower room and terrace, offering privileged spaces to fully enjoy the natural setting.

Upstairs you will find 2 charming attic rooms, an additional sleeping space and a shower room. A laundry room completes the services of this property.

Designed to comfortably welcome family and friends, this chalet offers an ideal capacity for 8 people, in a warm and elegant atmosphere.

An outsider with multiple possibilities

Located on a plot of about 500 m², including a building part, the cottage has a particularly interesting potential for evolution, allowing a project to be considered for expansion according to the urban planning rules in force.

Two private parking spaces complete this property.

The advantages of this exceptional chalet

neat renovation combining mountain charm and modern comfort

two master suites with shower rooms and private terraces

Additional sleeping spaces on the floor

exceptional panorama between Lake Matemale and mountains

privileged environment close to hiking departures

land of more than 500 m² with building potential

two private parking spaces

sold fully furnished, ready to enjoy

A true mountain cocoon, ideal for a second home of standing, family stays or a heritage project in a privileged natural setting.

a rare property, combining art of living, charm and potential, to discover without delay BEATRICE 06.58.28.81.31

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Floor areas & rooms

Type of property	Chalet
Living area	92 m²
Land	500 m²
Rooms	5
Bedrooms	4
Shower rooms	3
WC	2

Comfort & features

Parking	Yes
Year built	1970
Kitchen	Open-plan
Kitchen equipment	Equipped

Price & terms

499 000 €

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

Property tax	1427 €
Housing tax	1742 €

Energy & assessments

Energy consumption (DPE)



Class E 261 kWh/m²/year

Greenhouse gas emissions (GES)



Class B 10 kg CO2/m²/year

Diagnosis performed after 1 July 2021

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