FOR SALE / NARBONNE

Ref. 01-4821

House in Narbonne

155,8 m² | 5 rooms | 4 bedrooms

255 000 €

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 Immobilière Bellissimmo Narbonne presents you exclusively:

Narbonne Baliste : Sole agent House of 5 main rooms of 155 m² with swimming pool, generous proportions and strong potential

Narbonne, Bariste district, discover this pleasant family house of 5 main rooms of 155 m², free on three sides, offering generous volumes, beautiful brightness and a real potential of valorization.

From the entrance you will be seduced by a superb living area of 65 m², bringing together a friendly living room, a dining room and an open kitchen. This spacious set is extended by a veranda of 17,53 m², real extra room to enjoy the light in any season.

The ground floor also houses a principal bedroom suite, allowing a level living, as well as a functional laundry room.

Upstairs, the sleeping area consists of three beautiful rooms with comfortable volumes, a bathroom, toilet and a mezzanine that can accommodate an office, a reading area or a relaxing area.

Outside, place for relaxation and tranquility. Located on a plot of 390 m², the house has a swimming pool of 7 x 3 m, perfectly preserved from the eyes, to fully enjoy the beautiful days in privacy.

The underfloor heating complements the services of this house designed for family life.

A few refreshments will suffice to modernize the spaces and reveal all the charm and potential of this property.

Its assets: a beautiful living area, an exceptional living room of 65 m², four bedrooms including a master suite on the ground floor, a veranda, a swimming pool without vis-à-vis and an easy to maintain plot.

A family home with generous proportions, offering an excellent surface-to-price ratio and many possibilities of customization. An opportunity to discover without delay on Narbonne!

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	155.8 m²
Land	390 m²
Rooms	5
Bedrooms	4
Bathrooms	1
Shower rooms	1
Surface of the living room	55 m²
WC	2

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Comfort & features

Barbecue	Yes
Parking	Yes
Kitchen	Open-plan
Kitchen equipment	Upgraded
Type of heating	Individual
Heating system	On the ground
Heating energy	Gas
Swimming pool	Yes

Price & terms

255 000 €

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

Property tax	2763 €

Energy & assessments

Energy consumption (DPE)



Class C 99 kWh/m²/year

Greenhouse gas emissions (GES)



Class C 18 kg CO2/m²/year

The original assessment predates 1 July 2021. The figures shown are from that assessment; please request an updated report from the agency.

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