FOR SALE / ARMISSAN

Ref. 01-4823

# Village house in Armissan

95 m² | 2 rooms | 1 bedroom

## 215 000 €









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

Bellissimmo Narbonne presents: Sector Armissan

An unusual space to develop according to your desires!

Discover this loft-style house with a surface area of 95 m² and generous proportions as well as a strong development potential.

In the heart of Armissan, a popular village between the Clape massif and the Mediterranean beaches, discover this elegant house of character of type of 7 main rooms, combining authenticity, quality features and remarkable development potential. Close to shops, schools – including a bilingual school – and just a few minutes from Narbonne and the sea, it enjoys a particularly sought after location.

It consists of:

- A pleasant space of life,

- From a room,

- A shower room with toilet,

A kitchen space to be arranged according to your tastes and needs.

This property offers a great opportunity to create a personalized interior, in a lofty spirit, leaving your imagination free.

A good to discover without delay!

In order to preserve the privacy of the occupants, some photographs have been reworked using artificial intelligence. They make it possible to discover the volumes and potential of the property without altering its essential characteristics.

### Floor areas & rooms

| | |
|---|---|
| Type of property | Village house |
| Living area | 95 m² |
| Rooms | 2 |
| Bedrooms | 1 |
| Shower rooms | 1 |
| Number of floors in the building | 2 |

### Comfort & features

| | |
|---|---|
| Chamber | 1 |
| Centralised aspiration | No |
| Type of heating | Individual air conditioning |

# Price & terms

**215 000 €**

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

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# Energy & assessments

### Energy consumption (DPE)




**Class B** 108 kWh/m²/year

### Greenhouse gas emissions (GES)




**Class A** 4 kg CO2/m²/year


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