FOR SALE / NARBONNE

Ref. 01-4832

Apartment in Narbonne

48 m² | 4 rooms | 2 bedrooms

120 000 €

EXCLUSIVE LISTING









LET'S TALK

Your Bellissimmo team

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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 you exclusively:

Narbonne hypercentre: a rare place, sheltered from eyes, with a private garden!

Located in a beautiful street in the city centre, quiet and sheltered from the eye, this complex of real estate with atypical charm offers a beautiful development potential.

It consists of a duplex apartment of 48.78 m², comprising a living room opening directly onto a private garden, a kitchenette and, upstairs, a large bedroom with shower room.

The set also has a duplex workshop of 18 m², a large cellar and a pleasant private garden of about 30 m², a real asset in the heart of Narbonne.

Reversible air conditioning. The electrical panel will be completely redone at the exclusive cost of the sellers.

Renovation works are to be planned to reveal the full potential of this property, ideal for a charming main home, a pied-à-terre or a cottage project intended for seasonal rental, subject to the necessary authorizations.

An atypical property with multiple possibilities, with a private exterior in hypercentre. A rare opportunity!

Floor areas & rooms

Type of property	Apartment
Living area	48 m²
Land	30 m²
Rooms	4
Bedrooms	2
Shower rooms	1
WC	1
Flooring of the property	2

Comfort & features

Kitchen	Open-plan
Kitchen equipment	Upgraded
Type of heating	Individual
Heating system	Forced air
Heating energy	Electric

Price & terms

120 000 €

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

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Energy & assessments

Energy consumption (DPE)



Class E 270 kWh/m²/year

Greenhouse gas emissions (GES)



Class B 10 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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