Bellissimmo
conseil et valorisation immobilière

EXCEPTIONAL PLACES. LASTING CONNECTIONS.

Narbonne · Mediterranean coast · Catalan Pyrenees

FOR SALE / NARBONNE

Ref. 01-4833

Townhouse in Narbonne

110 m² | 4 rooms | 3 bedrooms

242 000 €









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

Narbonne, EDF district: the location above all! Atypical house with garden and swimming pool

Location, location, location! The first rule of a successful real estate investment makes sense with this house full of character, located in the sought after EDF district in Narbonne.

The agency Bellissimmo Narbonne presents an unusual property of about 110 m², enjoying a privileged location, a south exposure, a private garden and a swimming pool. A particularly sought after combination in this popular area.

From the entrance, this house reveals original volumes and a singular configuration, offering beautiful prospects of development and enhancement.

The ground floor features a pleasant living room with open kitchen, two bedrooms and a shower room equipped with a shower and a bathtub.

Upstairs, a mezzanine office space and a bedroom bring an additional dimension to this house with atypical charm, leaving room for various possibilities of development.

Outside, the charm operates immediately. The intimate garden, facing south, and its swimming pool make up a real relaxation area where you can enjoy the sweetness of Mediterranean life.

If refreshment works are to be planned, they represent above all the opportunity to rethink the spaces, to reveal the potential of this property and to create a place of life in your image.

The property is part of a condominium with common roof insurance.

This makes all the difference: a sought after address, a south exposure, a private garden, a swimming pool, an atypical architecture and a real potential for valorisation.

A prime location, character and potential: three arguments that make this house a rare opportunity in the EDF district.

A property to discover with the Agency Bellissimmo Narbonne.

Floor areas & rooms

Type of property	Townhouse
Living area	110 m²
Land	193 m²
Rooms	4
Bedrooms	3
Bathrooms	1
Shower rooms	1
WC	1
Number of floors in the building	2

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Comfort & features

Kitchen	Open-plan
Kitchen equipment	Upgraded
Type of heating	Individual
Swimming pool	Yes

Price & terms

242 000 €

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

Energy & assessments

Energy consumption (DPE)



Class E 250 kWh/m²/year

Greenhouse gas emissions (GES)



Class B 11 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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