FOR SALE / NARBONNE

Ref. 01-4836

Contemporary house with pool in Narbonne

202 m² | 6 rooms | 4 bedrooms

655 000 €









LET'S TALK

Your Bellissimmo team

04 68 32 22 04 · agencebellissimmo@hotmail.fr

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

NARBON CENTRE-VILLE – PRIVILEGED HALLS-PROXIMITY QUARTIER

Contemporary house of 202 m2 – Upscale renovation – Swimming pool – Landscape garden – Garage – DPE A

Agence Immobilière Bellissimmo Narbonne presents a house with remarkable services, ideally located in one of the most sought after areas of Narbonne, a few steps from the Halles and the historic heart.

Completely renovated with quality materials and special care for finishing, this 202 m2 house combines contemporary elegance, generous volumes and absolute comfort.

From the entrance, the spaces seduce by their brightness, their fluidity and the quality of the amenities.

The ground floor is structured around a superb living room of 43 m2, open to the exteriors, harmoniously bringing together living room, dining room and modern fully equipped kitchen. It is distinguished by its central island with cooking plate and integrated suction, its American refrigerator, its wine cellar and its built-in equipment, designed to combine aesthetics and functionality.

A real master suite completes this level, offering a bedroom, a private bathroom with toilet and a dressing area with an office.

A spacious entrance with storage, independent toilets, a storeroom of 20 m2 and a garage of 23 m2 with motorized door complete the arrangement.

Upstairs, a magnificent 42 m2 space bathed in light currently hosts a second living room and a gym, offering multiple possibilities of layout according to the desires.

The night space consists of three additional bedrooms, one of which is currently fitted out in a workshop, a room dedicated to dressing room or which can serve as an office, as well as a bathroom with bath and shower and independent toilet.

The exteriors, a real extension of the living spaces, have been thought of as a green setting sheltered from urban agitation.

Accessible on three sides, the carefully designed Mediterranean garden features a drip watering system, an elegant pergola and a traditional swimming pool heated by heat pump, inviting you to fully enjoy the sweetness of Mediterranean life.

A well, a technical room, a storage shed and two private parking spaces complete this set.

TECHNICAL BENEFITS AT THE HEIGHT OF THE PLACE

The property benefits from particularly well-developed equipment, guaranteeing an optimal comfort in everyday life:

Quality aluminium carpentry

Centrally controlled rollers

Video surveillance and alarm system

Air conditioning in each room

Home automation installation

Thermodynamic valve

Photovoltaic panels with a power of 6 kW

For information only. Please confirm availability and details with the agency.

Pool heated by heat pump

Traditional construction on accessible sanitary vacuum, hard flooring and isolated attic

A particularly rare additional asset: an Energy Performance Diagnostic rated A, demonstrating the excellent energy efficiency of this property.

A RARE ADDRESS, A PRIVILEGED ART OF LIFE

Close to the shops, the Halles and all the amenities of the city centre, this house offers a particularly sought-after balance between city life, privacy and high-end amenities.

A unique property, where every detail has been designed to combine elegance, comfort and quality of life.

A rare opportunity on the Nairobi real estate market, to be discovered at the Agence Immobilière Bellissimmo Narbonne.

Bellissimmo Narbonne – Where elegance finds its address.

Floor areas & rooms

Type of property	House
Living area	202 m²
Land	445 m²
Rooms	6
Bedrooms	4
Bathrooms	1
Shower rooms	1
WC	2

Comfort & features

Parking	Yes
Garage	Yes
Kitchen	Separated
Kitchen equipment	Equipped
Swimming pool	Yes

Location

Code Postal	11100

Price & terms

655 000 €

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

Property tax	3084 €

Risk information: www.georisques.gouv.fr

Full details and photo gallery online →

For information only. Please confirm availability and details with the agency.

Energy & assessments

Energy consumption (DPE)



Class A 68 kWh/m²/year

Greenhouse gas emissions (GES)



Class A 2 kg CO2/m²/year

For information only. Please confirm availability and details with the agency.