FOR SALE / NARBONNE

Ref. 01-4829

Investment property in the heart of Narbonne

109 m²

291 000 €

EXCLUSIVE LISTING





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

Bellissimmo Exclusive – Narbonne, City Hall: a building with high investment potential

Located in the heart of the historic centre of Narbonne, close to the Town Hall and the famous Via Domitia, in a pedestrian shopping street, discover this report building offering a great opportunity for heritage and rental investment.

An ideal location for tourist rental, in the heart of a historical area particularly appreciated by visitors, close to monuments, shops, restaurants and entertainment in the city centre.

The building consists of three lots:

On the ground floor: a commercial space free of any occupation, with an area of about 30 m2, enjoying a location in a pedestrian shopping street.

A very nice apartment of 58.76 m2

A studio of about 20 m2, requiring renovation work, with an end of lease planned at the beginning of 2027, offering potential for valorisation and rental optimization.

Reported profitability: 6.5 per cent.

Thanks to its exceptional location close to Via Domitia, this building is of real interest for a classic rental investment or a tourist rental project, subject to applicable authorisations and regulations.

A great opportunity for investors wishing to develop their real estate assets in one of Narbonne's most emblematic sectors.

An address of choice, a strategic location and a great potential for valorisation.

To be discovered exclusively at Bellissimmo Narbonne. Some of the photographs presented in this advertisement have been the subject of improvements or alterations made with the aid of artificial intelligence, in particular for the purpose of presentation and projection. These modifications may concern decoration, furniture or certain visual elements and do not alter the essential characteristics of the property. In order to preserve the confidentiality of the file, the detailed information relating to the building and its profitability will be communicated only to the purchasers who made a visit to the property.

Floor areas & rooms

Type of property	Building
Premises floor area	109 m²

Comfort & features

Property category	Building

Location

Code Postal	11100

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Price & terms

291 000 €

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

Property tax	2800 €

Energy & assessments

Energy consumption (DPE)

A | B | C | **D** | E | F | G

Class D — 206 kWh/m²/year

Greenhouse gas emissions (GES)

A | **B** | C | D | E | F | G

Class B — 6 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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