

699 500 €

Contact agency  
**OSEZ MON IMMOBILIER**

25 rue de Toulouse

11430 GRUISSAN

0603117194 / guylaine.bertrand@hotmail.fr

For sale apartment

7 rooms

Surface : 255 m<sup>2</sup>

Year of construction : 1900

Exposition : Sud ouest

View : Citadine

Inner condition : excellent

Standing : bourgeois

Building condition : GOOD

Features :

double glazing, residential, electric blinds

4 bedroom

2 show ers

2 WC

2 garage

3 cellars

Energy class (dpe) : C

Emission of greenhouse gases (ges) : D

Document non contractuel

16/08/2024 - Prix T.T.C



## Apartment 11234 Narbonne

In a small bourgeois building 100 m from the market halls, very beautiful real estate complex occupying the entire 1st floor. Very large apartment completely renovated with taste and great amenities of more than 260 m<sup>2</sup> currently divided into 2 quality apartments, a large T4 of 146.5 m<sup>2</sup> and a large T2/T3 of 109 m<sup>2</sup>. Can be brought together again to offer a very large apartment with character. Balconies. 3-sided apartment. Wooden floors, double glazing, old marble fireplaces, high ceilings..... Plus: a large garage for 2 cars plus a motorcycle and 3 storerooms. Ideal for large families, homes and office or rental areas... View of the halls. Few charges. Ideal location for city center lovers. Rare ! To visit, contact Guylaine Bertrand 06.03.11.71.94

Fees and charges :

Annual current expenses 1 500 €

Well condominium

5 lots in the condominium 699 500 € fees included

