## 420 000 €

# Contact agency

### OSEZ MON IMMOBILIER

25 rue de Toulouse 11430 GRUISSAN

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For sale mansion

7 rooms

Surface: 187 m<sup>2</sup>

Surface of the living: 66 m<sup>2</sup> Surface of the land: 547 m<sup>2</sup> Exposition: Sud ouest View: Campagne

Inner condition : excellent
External condition : GOOD

#### Features:

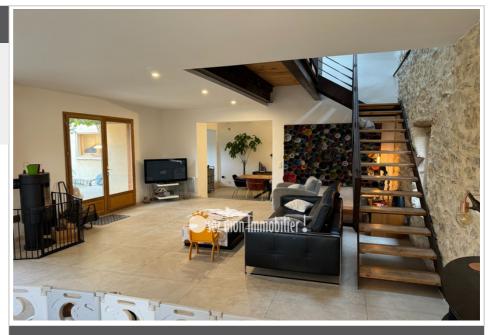
POOL, fireplace, Bedroom on ground floor, double glazing, Automatic Watering, Laundry room, CALM

- 4 bedroom
- 4 terraces
- 2 show ers
- 2 WC
- 1 garage
- 2 parkings
- 1 cellar

Energy class (dpe) : C

Emission of greenhouse gases (ges): A

Document non contractuel 24/11/2024 - Prix T.T.C



## Mansion 11244 Narbonne

Charming village house renovated by an architect combining modern comfort and the charm of the old. On a plot of 547 m2, this house of character of 160 m2 offers you a beautiful living room with a dining area of 66 m2. The separate kitchen is equipped. These living rooms open onto the beautiful shaded terrace facing south with the garden and the swimming pool (8x5). A bedroom with terrace, shower room and separate WC on the ground floor. A beautiful wrought iron staircase to access the 3 beautiful bedrooms, 2 of which have large terraces with an unobstructed view of the hills. Sde and separate wc. In R-1, street level: a beautiful space with cellar, workshop, large garage.

Fees and charges :

420 000 € fees included





