

589 000 €

Contact agency  
**OSEZ MON IMMOBILIER**

25 rue de Toulouse

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For sale villa

7 rooms

Surface : 172 m<sup>2</sup>

Surface of the living : 45 m<sup>2</sup>

Surface of the land : 387 m<sup>2</sup>

Year of construction : 2000

Exposition : Sud est

View : Mer

Hot water : Electrique

Inner condition : GOOD

External condition : GOOD

Features :

fireplace, Bedroom on ground floor, double glazing, Laundry room, CALM

4 bedroom

2 terraces

1 bathroom

2 showers

3 WC

2 parkings

1 cellar

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

24/11/2024 - Prix T.T.C



## Villa 11246 NARBONNE PLAGES

Beautiful villa of traditional construction, 4 faces, quiet, of more than 170 m<sup>2</sup> of living space on an enclosed and wooded plot of 387 m<sup>2</sup> offering a panoramic view of the sea. You access the very bright living room through the garden on level 1 of the house to benefit from a sea view from the veranda and the living room with fireplace. The kitchen is fitted and benefits from a back kitchen and a laundry room. A large bedroom, shower room, wc (21 m<sup>2</sup>). Guest wc with washbasin. The 1st floor is occupied by a master suite with bathroom, wc and dressing room of 27 m<sup>2</sup>. The plus: a terrace of 21 m<sup>2</sup> with a panoramic view of the sea at 180 Degree. Exceptional. In R-1 more than 80 m<sup>2</sup> arranged as follows: garage of 10 m<sup>2</sup> with rear room that can be re-opened to recreate a large garage. A bedroom with shower room and toilet, a workshop that can be used as a bedroom with a veranda and a kitchen area opening onto a beautiful terrace. This offers the possibility of accommodating friends, teenagers, or of making a profit in a completely independent rental apartment. Wine cellar. Gym. Reversible air conditioning, underfloor heating in the living room, double glazing. This house offers the possibility of year-round living 500 m<sup>2</sup> from the large beach of Narbonne-Plage, close to amenities. Some refreshments to bring it up to date are to be expected, but not essential to put down your suitcases. Rare! To visit, contact Guylaine

Bertrand 06.03.11.71.94

Fees and charges :

589 000 € fees included

