

344 800 €

Contact agency

**OSEZ MON IMMOBILIER**

25 rue de Toulouse

11430 GRUISSAN

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For sale villa

6 rooms

Surface : 146 m<sup>2</sup>

Surface of the land : 379 m<sup>2</sup>

Year of construction : 2009

Exposition : Sud est

Inner condition : excellent

External condition : GOOD

Features :

fireplace, double glazing, Laundry room,  
CALM

5 bedroom

2 terraces

2 showers

3 WC

2 parkings

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

19/10/2024 - Prix T.T.C



### Villa 11240 Narbonne

Charming and bright house offering 146 m<sup>2</sup> approx. of living space arranged on 2 levels. On the ground floor, you will find a beautiful living room opening onto a large terrace for taking your meals with a clear and partial view of the ponds. The semi-open kitchen is equipped and also offers the possibility of having lunch facing the front garden. A toilet and storage. On the first floor, 3 beautiful bedrooms, 2 of which have a clear view. Shower room and toilet. Numerous storage spaces. On the first floor, a bedroom with dressing room and possibility of creating a bathroom opening onto a beautiful terrace and garden. Another bedroom with shower room. Terrace on the garden. Separate toilet. These 2 independent bedrooms are ideal for families, teenagers or for rentals. Laundry room and workshop. The 376 m<sup>2</sup> plot is enclosed and planted with trees. 2 indoor parking spaces. Also arranged on 3 levels with a summer kitchen at street level, a shaded Zen space going down and a beautiful space below without any vis-à-vis. Guaranteed favorite!! 5 minutes from the shops on the outskirts of Narbonne, cinemas, highway and 10 minutes from the city center. Bus stop. To see quickly! Put down your suitcases. To visit contact Guylaine Bertrand 06.03.11.71.94

Fees and charges :

344 800 € fees included

