



Villa

NARBONNE (11)

775 000 €*

* Agency fees to be paid by the seller



232 m²



7 pièce(s)



3 chambre(s)

PROPERTY DESCRIPTION

NARBONNE: it is on the heights of a residential area, out of sight, with a clear view of the ponds and the countryside, that this charming villa, tastefully maintained and very functional, awaits you. An entrance with cupboard creates the link between 2 levels: the day space and the sleeping area. On the day side, a very bright 58m² living room/living room opens onto a sunny terrace, not overlooked. An independent and fully equipped kitchen of 17m², extended by a pantry, also opens onto this same terrace. On this level there are still 2 rooms of 9m² and 33m² waiting for you which you can use as you wish: office, games room for children, billiards or cinema room, etc. Finally, a separate WC completes this day area. On the night side, a large hall (which can very easily allow the creation of a 4th bedroom) leads to a 35m² master suite (with 2 dressing rooms, shower room and WC), 2 bedrooms with cupboards and a large bathroom. This sleeping area also has a quiet terrace with a clear view. Outside, a garden laid out in levels and very easy to maintain takes you below to a swimming pool surrounded by greenery and not overlooked. Finally, a double garage of 34m². If you want to live in peace, in a green setting but at the gates of the city and 20km from the sea, this house is made for you!!

Fees are the responsibility of the seller.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr.

** ENGLISH SPEAKERS: please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



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LE BIEN EN IMAGES



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LUXE & PRESTIGE

DETAILS

GENERAL

Reference 846070
Property type Villa
Year of construction 1984
Exposure S-W
View Vue dégagée, sur Etang

SURFACES

Living space 232 m²
Surface Carrez Law 232.33 m²
Living room surface 58 m²
Land surface 1065 m²

COMPOSITION

Number of rooms 7
Number of bedrooms 3
Number of bathrooms 1
Toilets count 3
Washrooms 1
Terrace 1

DPE/GES

DPE 82
GES 2

APPENDIX

Parking extérieur
Parking space 3
Garage 2
Videophone Non

SERVICES

Air conditioning Yes
Heater climatisation réversible
Kitchen équipée
Swimming-pool Yes



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