

**749 000 €**

**Buying villa**

**6 rooms**

**Surface : 190 m<sup>2</sup>**

**Surface of the living : 60 m<sup>2</sup>**

**Surface of the land : 1000 m<sup>2</sup>**

**Year of construction : 2010**

**Exposition : Sud ouest**

**View : Dégagée**

**Inner condition : excellent**

**External condition : good**

**Couverture : Toit terrasse**

**Features :**

pool, fireplace, Bedroom on ground floor, double glazing, Laundry room, Automatic gate, calm

3 bedroom

2 terraces

3 show ers

4 WC

6 parkings

**Energy class (dpe) : A**

**Emission of greenhouse gases (ges) : A**

Document non contractuel

02/05/2024 - Prix T.T.C



### Villa 11216 Narbonne

Beautiful contemporary villa of approximately 190 m<sup>2</sup>, on one level, functional and very bright on an enclosed plot of 1000 m<sup>2</sup> in a very residential area on the outskirts close to the city. The villa offers a large living room of 60 m<sup>2</sup> with high-end Italian equipped kitchen, a Focus fireplace for your winter evenings, a large living room opening onto a large terrace with electric bioclimatic cover and side blinds for your summer meals. A spacious scullery for cooking or storage. A master suite with shower room and toilet. A huge dressing room, a large laundry room that can be transformed into an additional bedroom. The particularity is found in the organization of the 2 other bedrooms, each with bathroom and toilet which forms an independent part of the house but which can be connected by a corridor if necessary. Ideal for teenagers and friends.... A beautiful swimming pool with its beach and olive trees in the garden offers a holiday feel. Bowling alley. Covered space that can be closed to park 2 vehicles. Double car entrance each with automatic gate to park several vehicles or camper vans

Fees and charges :

749 000 € fees included



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