

398 000 €

Buying townhouse

5 rooms

Surface : 92 m<sup>2</sup>

Surface of the land : 205 m<sup>2</sup>

Exposition : Sud est

View : Citadine

Hot water : Gaz

Inner condition : good

External condition : good

Features :

fireplace, Bedroom on ground floor, double glazing, calm

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

1 parking

Energy class (dpe) : D

Emission of greenhouse gases (ges) : D

Document non contractuel

13/12/2024 - Prix T.T.C



### Townhouse 11241 Narbonne

In a sought-after area of the city center, charming town house of character completely renovated. This house on a plot of 205 m<sup>2</sup> offers a surface area of approximately 120 m<sup>2</sup> on 2 levels. On the ground floor, an entrance hall distributes on the left a fitted kitchen with a large opening onto the dining room, on the right a beautiful intimate living room as well as a bedroom. Bathroom and separate toilet. Upstairs, 2 bedrooms with cupboards, one with its shower room and toilet. Plenty of storage. Services: reversible air conditioning, double glazing tilt and turn, electric roller blinds, fireplace, gas heating, fiber. Very quiet street. Garage of 22 m<sup>2</sup> with electric gate. The garden at the front offers a very pleasant, wooded space to take your meals and relax. Close to the city center and shops nearby. Guaranteed favorite! To visit, contact Guylaine Bertrand 06.03.11.71.94

Fees and charges :

398 000 € fees included



OSEZ MON IMMOBILIER - 25 rue de Toulouse, 11430 GRUISSAN

Tél: 06 03 11 71 94 - guylaine.bertrand@hotmail.fr - www.osez-mon-immobilier.com

Carte professionnelle n°N. 1102 2019 000 040 371 - RCS 849 201 553 RCS NARBONNE

Code NAF 6831Z - SIRET 840 201 553 00013 - Garantie financière : GALLIAN - Document non contractuel