

870 000 €

**Buying villa**

**9 rooms**

**Surface : 340 m<sup>2</sup>**

**Surface of the living : 85 m<sup>2</sup>**

**Surface of the land : 2600 m<sup>2</sup>**

**Year of construction : 2001**

**Exposition : Sud est**

**View : Jardin**

**Inner condition : good**

**External condition : good**

**Couverture : tiles**

**Features :**

pool, pool house, double glazing,

Automatic Watering, Laundry room,

Automatic gate, calm

6 bedroom

2 terraces

1 bathroom

2 show ers

4 WC

**Energy class (dpe) : C**

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

Document non contractuel

30/11/2023 - Prix T.T.C



### Villa 1172 Narbonne

On a beautiful wooded and closed ground of 2600 m<sup>2</sup>, you will be seduced by this spacious and atypical architect's villa of traditional construction of approximately 340 m<sup>2</sup> plus independent studio, large garage and spacious basement. Very openwork living rooms offer beautiful volumes while being intimate. The 32 m<sup>2</sup> fully equipped kitchen is open to the majestic heated swimming pool and protected by a dome. Laundry room and large reception room that can be transformed into a master bedroom suite. WC. 2 wide staircases serve the floors. On the 1st, passageway leading to 2 large bedrooms 1 shower room and wc, 1 master suite with dressing room and bathroom. Separate toilet. On level 2, open to the living room, a spacious and very pleasant office area. 1 beautiful attic bedroom, a large bedroom opening onto a solarium. Shower room and wc. Open spaces, wood, steel and many openings... Lots of charm... Double garage, carport and outdoor parking spaces. The crawl space of the house can be used as storage rooms, offices, cellars... Ideal for professional activity, craftsmen... Plus: Beautiful land with large trees to shade your summer meals, a bowling alley, well ... An equipped independent studio. This villa is ideal to live in family, to receive

