

**468 000 €**

**Buying villa**

**5 rooms**

**Surface : 145 m²**

**Surface of the land : 2400 m²**

**Year of construction : 2001**

**Exposition : Sud ouest**

**View : Dégagée**

**Inner condition : excellent**

**External condition : exceptional**

**Features :**

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

4 bedroom

2 terraces

1 shower

2 WC

**Energy class (dpe) : C**

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

Document non contractuel

12/05/2024 - Prix T.T.C



### Villa 11202 Narbonne

Beautiful Mediterranean-style villa of 147 m² of living space of traditional construction. Very bright, this villa will seduce you with its large kitchen living room opening onto terraces for your summer meals. 1 bedroom on the ground floor with the possibility of creating a bathroom. Large scullery laundry room. Wc. Upstairs 3 beautiful bedrooms with cupboards, a bathroom with toilet. Terrace with magnificent open view. Garage of 55 m². The magnificent 2400 m² garden will surprise you!!! In front of the house a part of 1134 m² with little maintenance composed of terraces around the swimming pool not overlooked, A pool house with plancha area. The adjacent land of 1300 m² extends with fruit trees, a carpark for 2 cars, a shelter for motorbikes, quad bikes... an orange grove for your meals sheltered from the sun surrounded by orange trees, lemon trees, grapefruit. Olive trees... A barbecue area, bread oven... Very atypical and rare. A haven of peace! 2 independent entrance gates on 2 streets. Only a visit will allow you to feel the well-being of the place... To visit contact Guylaine Bertrand 06.03.11.71.94

Fees and charges :

468 000 € fees included

