

**Price on request**

**Contact agency**  
**OSEZ MON IMMOBILIER**

25 rue de Toulouse

11430 GRUISSAN

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**For sale apartment**

**3 rooms**

**Surface : 109 m²**

**Surface of the living : 32 m²**

**Exposition : Sud est**

**Inner condition : excellent**

**Standing : bourgeois**

**Building condition : GOOD**

**Features :**

double glazing, CALM, residential, electric shutters

1 bedroom

1 shower

1 WC

1 parking

1 cellar

**Energy class (dpe) : A**

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

Document non contractuel

07/09/2025 - Prix T.T.C



### Apartment 11249 Narbonne

Exclusive! Beautiful bourgeois apartment of 110 m², just a 2-minute walk from the market halls, located on the 1st floor of a small condominium. T3 apartment, currently arranged as a very large T2, this bright fully renovated apartment welcomes you with a spacious 19 m² entrance hall where you can set up a home office, a separate fitted kitchen, a 32 m² living room where you could create a sleeping area with partition panels... possibility to reclaim the second bedroom by modifying the kitchen. Laundry room and bathroom, separate WC. A large 17 m² bedroom. Lovely spacious rooms, high-quality renovation (wooden parquet floors, double glazing, electric aluminum roller shutters, gas heating). This apartment is ideal for a single person looking for generous space, a couple, or a wonderful secondary residence to be in the heart of the city near the market halls, downtown, and shops... Southeast-facing. A real favorite! To visit, contact Guylaine Bertrand at 06.03.11.71.94

Fees and charges :

Annual current expenses 500 €

Well condominium

5 lots in the condominium

