

749 000 €

Contact agency
OSEZ MON IMMOBILIER

25 rue de Toulouse

11430 GRUISSAN

0603117194 / guylaine.bertrand@hotmail.fr

For sale villa

6 rooms

Surface : 190 m²

Surface of the living : 60 m²

Surface of the land : 1000 m²

Year of construction : 2010

Exposition : Sud ouest

View : Dégagée

Inner condition : excellent

External condition : GOOD

Couverture : roof terrace

Features :

POOL, fireplace, Bedroom on ground floor,
double glazing, Laundry room, Automatic
gate, CALM

3 bedroom

2 terraces

3 showers

4 WC

6 parkings

Energy class (dpe) : B

Emission of greenhouse gases (ges) : A

Document non contractuel

21/05/2024 - Prix T.T.C



Villa 11216 Narbonne

Beautiful contemporary villa of approximately 190 m2, on one level, functional and very bright on an enclosed plot of 1000 m2 in a very residential area on the outskirts close to the city. The villa offers a large living room of 60 m2 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

