

395 000 €

Contact agency  
**OSEZ MON IMMOBILIER**

25 rue de Toulouse  
11430 GRUISSAN

0603117194 / guylaine.bertrand@hotmail.fr

For sale mansion

7 rooms

Surface : 187 m<sup>2</sup>

Surface of the living : 66 m<sup>2</sup>

Surface of the land : 547 m<sup>2</sup>

Exposition : Sud ouest

View : Campagne

Inner condition : excellent

External condition : GOOD

Features :

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

4 bedroom

4 terraces

2 show ers

2 WC

1 garage

2 parkings

1 cellar

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

03/05/2025 - Prix T.T.C



### Mansion 11244 Narbonne

Charming village house renovated by an architect combining modern comfort and the charm of the old. On a plot of 547 m<sup>2</sup>, this house of character of 160 m<sup>2</sup> offers you a beautiful living room with a dining area of 66 m<sup>2</sup>. The separate kitchen is equipped. These living rooms open onto the beautiful shaded terrace facing south with the garden and the swimming pool (8x5). A bedroom with terrace, shower room and separate WC on the ground floor. A beautiful wrought iron staircase to access the 3 beautiful bedrooms, 2 of which have large terraces with an unobstructed view of the hills. Sde and separate wc. In R-1, street level: a beautiful space with cellar, workshop, large garage.

Fees and charges :

395 000 € fees included

