

**Price on request**

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

25 rue de Toulouse

11430 GRUISSAN

0603117194 / guylaine.bertrand@hotmail.fr

**For sale house**

**5 rooms**

**Surface : 112 m²**

**Surface of the living : 45 m²**

**Surface of the land : 315 m²**

**Year of construction : 2022**

**Exposition : Sud**

**Inner condition : excellent**

**External condition : GOOD**

**Features :**

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

4 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 garage

2 parkings

**Energy class (dpe) : A**

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

Document non contractuel

11/01/2026 - Prix T.T.C



**House 11280 Narbonne**

Beautiful recent villa built in 2022 offering 112 m² of living space across 2 levels with a swimming pool. This villa will charm you with its bright 45 m² living room featuring a fully equipped open-plan kitchen. A master suite on the ground floor of 18 m² with a shower room and walk-in closet. Separate toilet. Upstairs, 3 spacious bedrooms with storage, a bathroom, and a separate toilet. Very functional and pleasant villa to live in. The ground floor rooms open through large bay windows onto a lovely terrace, perfect for dining by the pool. High-quality finishes. Excellent energy rating (A). Reversible air conditioning. Large garage of 21 m². 2 parking spaces. Highly sought-after neighborhood on the outskirts of Narbonne. More photos coming soon. A must-see. To schedule a visit, contact Guylaine Bertrand at 06.03.11.71.94

Fees and charges :