

832 000 €

Contact agency  
**OSEZ MON IMMOBILIER**

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For sale villa

7 rooms

Surface : 270 m²

Surface of the land : 2147 m²

Year of construction : 1985

Exposition : Sud ouest

View : Jardin

Inner condition : to modernize

External condition : GOOD

#### Features :

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

5 bedroom

2 terraces

1 bathroom

2 show ers

3 WC

2 garage

5 parkings

1 cellar

Document non contractuel

02/07/2025 - Prix T.T.C



### Villa 11264 Narbonne

Beautiful traditional Mediterranean-style architect-designed villa from the 1980s, 270 m², very well built, functional and pleasant to live in Narbonne, quiet with a magnificent wooded plot of 2147 m² swimming pool, double garage. A beautiful entrance hall which serves the rooms on the day and night side. Double living room with fireplace opening onto the shaded terrace facing the swimming pool. A separate equipped kitchen opening onto the outdoor terrace with BBQ and beautiful dining area. Back kitchen. A master suite with bathroom, toilet and dressing room. 2 bedrooms with a shower room and separate toilet. On the 1st floor, large bedroom with balcony overlooking the swimming pool, shower room. A large 50 m² billiard room that can be converted into a master bedroom plus an attic bedroom. Double glazing. Gas heating with condensing boiler. Reversible air conditioning on the ground floor. Double garage. Real underground wine cellar ideal for lovers of good wines. Several wood sheds, cellars, storage... A garage adjoining the villa can be converted into a living room. Lots of potential. The 11X5.5 swimming pool to enjoy pleasant moments with family. Fruit trees. A real favorite for the garden which is a haven of peace with several intimate, shaded, flowery places to rest, stroll, read or have fun with the children... Some renovation work is to be expected. Rare! Close to the city center, the highway exit East. To visit, contact

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