

Price on request

Contact agency

OSEZ MON IMMOBILIER

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For sale house

7 rooms

Surface : 171 m²

Surface of the living : 48 m²

Surface of the land : 408 m²

Year of construction : 1982

Exposition : Sud ouest

View : Panorama urbain

Inner condition : excellent

External condition : GOOD

Features :

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

5 bedroom

3 terraces

1 bathroom

1 shower

2 WC

1 garage

2 parkings

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

Document non contractuel

13/07/2025 - Prix T.T.C



House 11266 Narbonne

Villa of 171 m2 on 408 m2 of land, offering a T7 dwelling on 2 levels or 2 independent apartments in impeccable condition. On the street side, you will find a beautiful tiled garden, with the entrance of the ground floor of 93 m². A large bright living room of 48 m² with semi-separate, equipped kitchen opening onto a beautiful terrace with a panoramic view of the city for your meals depending on the sunshine. Laundry room. 3 beautiful bedrooms with shower room and separate toilet. On the first floor, either the independent T3 apartment of 73 m2 or which can be used as the continuation of the house with 2 bedrooms, 1 bathroom and toilet and a large room which can be used as a living room kitchen opening onto the beautiful outdoor space if you wish to create an independent apartment. Laundry room with the possibility of creating a bathroom. This apartment is ideal for children, as it is directly connected to the house, or to receive the family, create a rental apartment to make the purchase profitable, as it can be entirely independent or liberal profession (offices, beautician, medical ...) Double glazing, mosquito net, electric roller blinds, reversible air conditioning. Garage. pk in front of the house. Quietly located, a few minutes from the south exit of the motorway. Buses nearby, supermarket and shops nearby. The city a few kilometers away. This very functional villa offers multiple possibilities to seize. Rental profitability can help you take the plunge and finance your purchase, accommodate your parents or receive

