

925 000 €

Contact agency
OSEZ MON IMMOBILIER

25 rue de Toulouse

11430 GRUISSAN

0603117194 / guylaine.bertrand@hotmail.fr

For sale villa

Surface : 260 m²

Surface of the land : 950 m²

Year of construction : 1957

Exposition : Sud est

View : Aperçu mer

Inner condition : excellent

External condition : exceptional

Features :

POOL, fireplace, double glazing, Laundry room, Automatic gate

6 bedroom

2 terraces

3 showers

3 WC

1 cellar

Energy class (dpe) : B

Emission of greenhouse gases (ges) : A

Document non contractuel

25/05/2025 - Prix T.T.C



Villa 11263 NARBONNE PLAGE

Rare and exceptional: Very beautiful atypical architect-designed villa of 260 m² on a beautiful wooded plot of 950 m², swimming pool and sea view. The very spacious living room, bright with its large windows offering a real picture of the garden, is composed of several spaces: living room, dining room overlooking the garden and the magnificent patio to take your meals depending on the weather, and a modern kitchen in a row with plenty of storage and a dining area. All these rooms are spacious and benefit from the view of the flowered garden, planted with huge pine trees to enjoy the shade in summer. Entrance hall, large utility room, back kitchen, guest toilet. On the 1st floor: master suite with shower room, toilet and storage opening onto a beautiful terrace with sea view. A 2nd bedroom dressing room, opening onto the terrace with view. 2 other bedrooms. A spacious bathroom with window. On the 2nd floor you can have space for 2 beautiful attic bedrooms, one with bathroom. To finish moving in if you want to partition them. Great amenities: reversible heat pump, photovoltaic panels, energy rating A, Alarm. The street-side garden with electric gate offers a spacious space to park 4 vehicles (electric car connection), garage for bicycles, motorcycles and storage. On the living room side, a beautiful terrace for your meals, a green and wooded area and a beautiful swimming pool (2.5X7) with wooden terrace. Very beautiful unobstructed view of nature, the city and the big blue. A haven of peace where you will appreciate the

