

263 000 €

Contact agency  
**OSEZ MON IMMOBILIER**

25 rue de Toulouse

11430 GRISSAN

0603117194 / guylaine.bertrand@hotmail.fr

For sale mansion

9 rooms

Surface : 250 m²

Surface of the living : 42 m²

Surface of the land : 500 m²

Year of construction : 1850

Exposition : Sud nord

View : Jardin

Inner condition : to renovate

External condition : a refresh

Features :

fireplace, Laundry room

7 bedroom

2 terraces

1 bathroom

2 WC

Energy class (dpe) : D

Emission of greenhouse gases (ges) : F

Document non contractuel

03/07/2025 - Prix T.T.C



### Mansion 11214 Narbonne

Magnificent mansion from 1870 of 250 m2 plus convertible attic of 95 m2, large cellar of 225 m2 opening onto 2 courtyards with 2 entrances, 1 T3 gite to be refreshed. A beautiful terrace at the front to withdraw from the street leads you to the front door opening onto a long crossing corridor which leads to a beautiful living room with fireplace and magnificent ceiling with original moldings. A large double living room with fireplace. Separate kitchen to renovate. Very well preserved cement paving stones. A beautiful staircase to access the first floor on which you will find 5 large bedrooms, dressing room, bathroom and a bathroom. On the 2nd level a large attic with 2 bedrooms and a beautiful living room. This attic offers the possibility of creating an independent apartment of 95 m² with the creation of a terrace. A through garage to park several vehicles or extend the house. The house and its outbuildings, courtyard represent a plot of 964 m². A magnificent wine cellar of approximately 170 m² with vats opening onto a large courtyard with a T3 gite. At the rear a hangar of approximately 70 m² with large courtyard and independent exit to a dead end. The main house also opens onto an unobstructed garden offering the possibility of building a swimming pool, a pool house with a BBQ fireplace already in place. Renovation work, but enormous potential to create a home of character, guest rooms...

Fees and charges :

