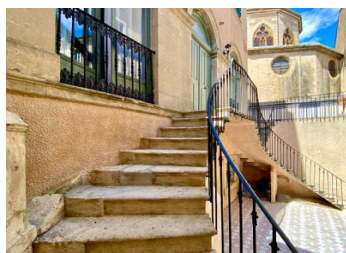
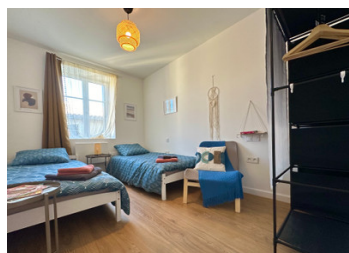


Spectacular two storey 3 bedroom loft apartment at the heart of the popular coastal town of Narbonne



INFORMATION

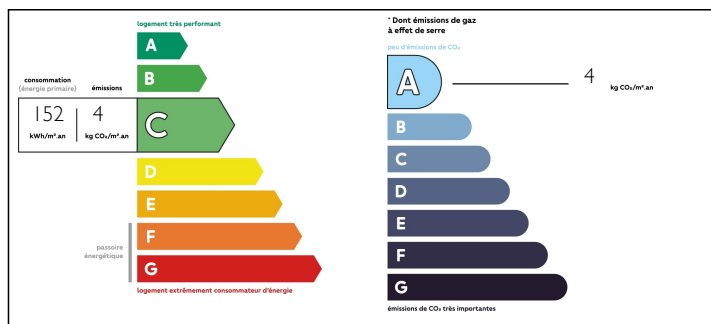
Town:	Narbonne
Department:	Aude
Bed:	3
Bath:	2
Floor:	94 m2
Outside Space:	13 m2



IN BRIEF

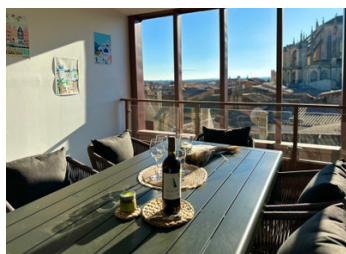
A spectacular 94 m2 (approx.) newly renovated two storey, 3 bedrooms, luxury loft apartment perched on top of a beautiful period building with an exquisite open view over the city of Narbonne within sight of the cathedral itself. A rare find in this up and coming Mediterranean city!

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

The lower floor, the sleeping quarters, comprises a master bedroom with en-suite shower room and two further bedrooms sharing a family bathroom with separate shower and a WC. On the top floor, up the handsome wooden staircase, is the completely open-plan 40m² (approx.) living area and kitchen with a particularly beautiful view of the city. The private and spacious 14 m² loggia (indoor/outdoor terrace) is the perfect sitting area whose main view is the magnificent cathedral itself in the middle distance. There is a WC for convenience on this floor. The use of natural solid wood materials for the main flooring and all windows is particularly pleasing.

Reserved parking is available within the building.

City living is a dream in this rare apartment close to all the central attractions and shops, yet in a quiet atmospheric neighbourhood. You have the feeling of being blissfully in the middle of things yet blissfully above!

NOTES

Two floor apartment:

1st floor: Sleeping quarters

Bedroom 1 - 12m²

Bedroom 2 - 9,4m²

Bathroom - 7.3m²

Master Bedroom - 13m² with ensuite shower room 3m²

WC - 1,2m²

Entrance - 3m²

Cupboard/laundry area - 0,7m²

Corridor: 4,4m²

2nd floor: Living space

Open space living/dinning room and kitchen - 38m²

WC with sink - 2m²

Covered terrasse - 13m³

General:

Renovation - 2022 with invoice and warranties

Heating - Reversible A/C and electric convectors