

A haven of peace near centre of town. 5-bed, 2-bath house with garden, indoor pool, garage, balcony, terraces.

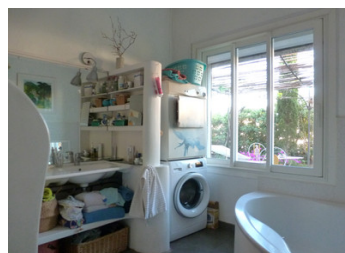


INFORMATION

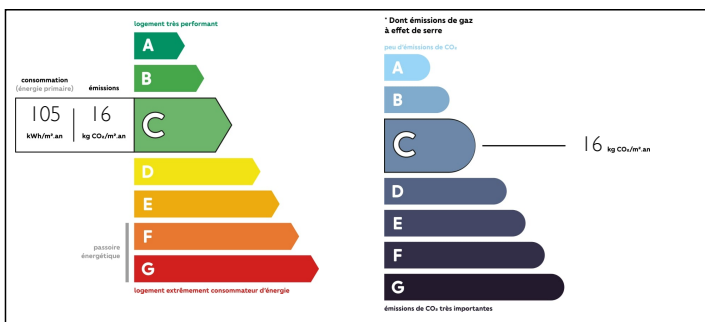
Town:	Narbonne
Department:	Aude
Bed:	5
Bath:	2
Floor:	158 m2
Plot Size:	363 m2

IN BRIEF

A lovely tranquil house with intimate gardens and terraces surrounding it, 5 minutes' walk from the centre of Narbonne, close to the open and covered markets - very convenient for all amenities. With an indoor salt-water swimming pool of 3 by 9 metres and very private, there are also views from the first floor terraces and room for gardening and relaxing.

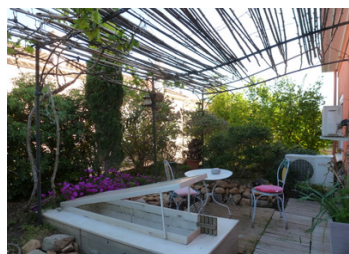
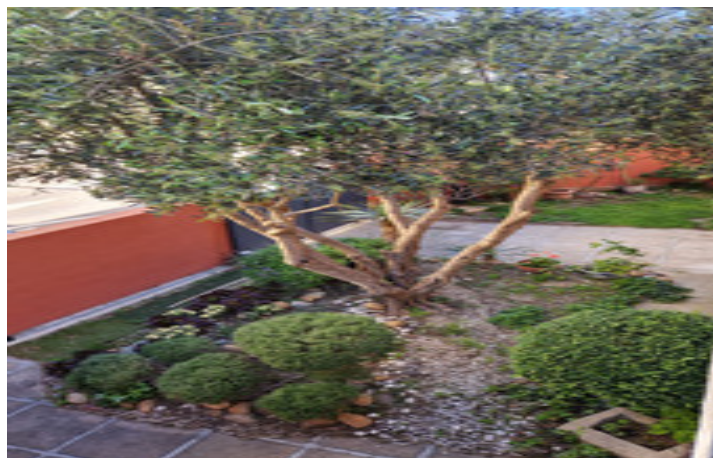


ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 2830 EUR

NOTES

DESCRIPTION

So convenient, and yet in such a quiet and calm situation, the amazing advantage about this house is its excellent location! Walls and a gate assure the privacy of the property, and access is by the front garden of nearly 70m², with flowering shrubs and trees.

The front door leads into the main living space of living, dining and kitchen areas (48m²), with its solid timber floor boarding. The kitchen of 11.4m² adjoins this. It has smart modern units with solid timber worktops, and the oven, microwave and hob are integrated, and there is a pantry of 1m².

On this floor there is also a WC with basin and an en-suite bedroom of nearly 12m² with shower room and dressing of 5m². This area has a door from the front garden which would allow independent use for an office or consulting space.

A library/anteroom leads to the swimming-pool area, with a terrace for relaxing and the automatically-controlled, heated pool of 3 by 9m. The anteroom also gives access to the utility, wine-cellar and garage space and the pool room, totalling approx. 30m². At the other end of the pool is a veranda-atelier of 13.2m², leading from the living room which is used for relaxing, or working overlooking the garden.

The side garden is burgeoning with agapanthus, honeysuckle, bamboo, jasmine, oleander, lemon, palm, rose, pomegranate and almond trees, and has a side entrance with stairs up to the first floor of the house, which would allow the...