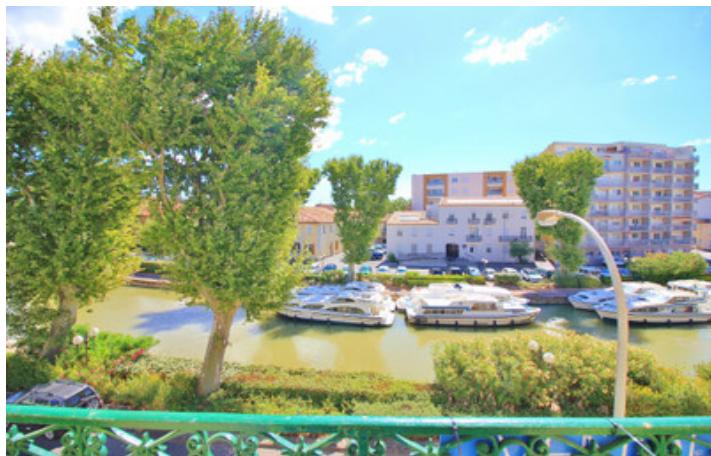
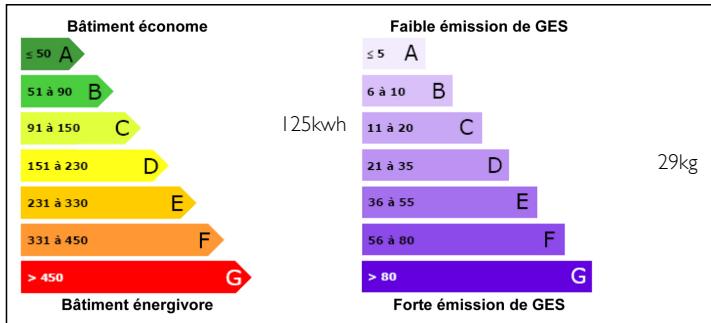


## Fabulous 2 bed canal side apartment in Narbonne town centre



## ENERGY - DPE



## INFORMATION

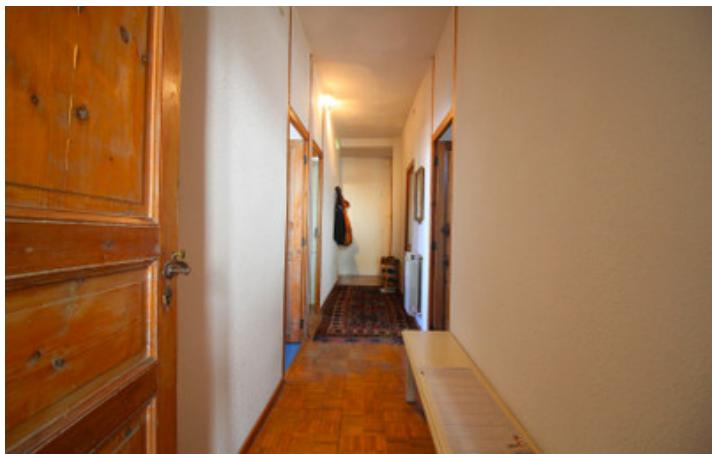
Town:	Narbonne
Department:	Aude
Bed:	2
Bath:	1
Floor:	89.7 m <sup>2</sup>
Plot Size:	0 m <sup>2</sup>

## IN BRIEF

This charming apartment is located in a highly desirable area within Narbonne town center, directly overlooking the Canal and just a 10-minute walk from the pedestrianized center. Situated on the 2nd floor of a period building, the apartment offers an entrance hallway, a spacious lounge/dining area with a delightful view of the canal, a generously-sized kitchen, and patio doors leading onto a small balcony with canal views. Additionally, there is a utility room for added convenience. The apartment comprises two double bedrooms, both featuring fitted wardrobes, a large bathroom with a walk-in shower, and a separate WC. Featuring town gas central heating, tiled and wooden parquet flooring, and an entry phone system, this apartment offers both comfort and functionality. The yearly maintenance charges for the co-propriété amount to 480€ with 6 lots. A great location with a very good rental potential.

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

### Property Details:

Entrance Hallway: 5.53m<sup>2</sup>

WC: 1.80m<sup>2</sup>

Lounge: 28.70m<sup>2</sup> featuring two sets of double windows offering a picturesque canal-side view.

Kitchen: 20.15m<sup>2</sup> equipped with fitted units, gas hob, electric oven, extractor fan, and patio doors leading onto the balcony.

Utility Room: 3.69m<sup>2</sup>

Master Bedroom: 13.53m<sup>2</sup> with two storage cupboards.

Bedroom Two: 10.08m<sup>2</sup> with a fitted wardrobe.

Shower Room: 5.67m<sup>2</sup> complete with a sink unit, bidet, heated towel rail, and walk-in shower.

The charming historic town of Narbonne is just a short walk with ,the famous indoor market pedestrianized centre ,cathedral de papes and numerous bars restaurants and boutiques to choose from and many cultural events year round .You are just a 15 min drive to the superb beach resorts of Gruissan and Saint Pierre La Mer

The area boasts excellent transportation links, with UK flights available from Beziers, Montpellier, Carcassonne, Perpignan, and Toulouse airports. Additionally, the TGV runs from Narbonne to Paris in just 4 hours and 15 minutes.

Viewing is highly recommended.

## LOCAL TAXES

Taxe foncière: 1215 EUR

## NOTES

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>