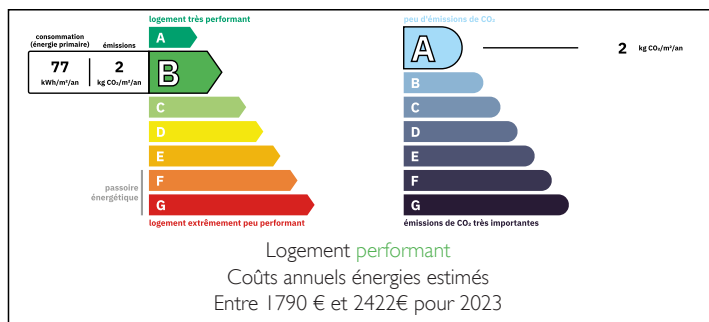


Investment opportunity central Narbonne , 4 bedroom house , plus three independent apartments , pool garage.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Narbonne
Department:	Aude
Bed:	7
Bath:	5
Floor:	333 m²
Plot Size:	200 m²

IN BRIEF

Outstanding investment opportunity in the heart of Narbonne, just steps from the Canal.

Fully renovated to a high standard, this 333m² townhouse offers multiple revenue streams: a stylish 4-bedroom main residence, one studio, and two independent one-bed apartments—all with immediate rental appeal.

With proven rental income and excellent occupancy rates, it delivers secure returns from day one. Investors will also benefit from a further 90m² of constructible surface, allowing expansion or the creation of additional units to maximise yield.

Sunny terraces and a brand-new luxury pool elevate rental desirability, while a large 2–3 car garage adds rare practicality in the city centre. Located within walking distance of Narbonne's lively shops, cafés, and restaurants, this property combines lifestyle, income, and growth potential in one exceptional

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: 4500 EUR

NOTES

DESCRIPTION

Exceptional Lifestyle & Investment Opportunity

The main residence has been thoughtfully updated with privacy-glass double-glazed windows and patio doors, ensuring comfort and energy efficiency. Inside, a vast 55 m² open-plan kitchen, dining and conservatory space creates the heart of the home, complemented by a stylish 43 m² lounge with feature insert fireplace large family bathroom, upstairs offers four bright bedrooms, and a veranda.

Independent Apartments

Two on the ground floor with recent high-standard renovations including phonic insulation, the apartments provide excellent rental potential or guest accommodation:

28 m² studio with private terrace

34 m² one-bedroom apartment with terrace

1st floor

43 m² one-bedroom apartment

Exteriors 200m2

Shower room, brand-new tiled pool, sun-soaked terraces and shaded seating areas create an ideal setting for outdoor living. Added to this is a rare 90 m² constructible terrace, offering scope to expand or increase rental yield.

Prime Location

Situated in Narbonne, a dynamic Roman city only 15 km from the Mediterranean coast, the property benefits from a sought-after location with cafés, shops, and all amenities on the doorstep. The TGV station is within walking distance, linking you directly to major cities, while international airports at Montpellier, Toulouse, Béziers and Carcassonne provide easy flight options

This rare combination of lifestyle appeal and proven rental opportunity makes it an exceptional investment in the South of France.