

Charming 4-bed apartment with balcony, gardens, garage and parking spaces, in a sought-after area of Narbonne.



INFORMATION

Town:	Narbonne
Department:	Aude
Bed:	4
Bath:	1
Floor:	99 m2
Outside Space:	5 m2

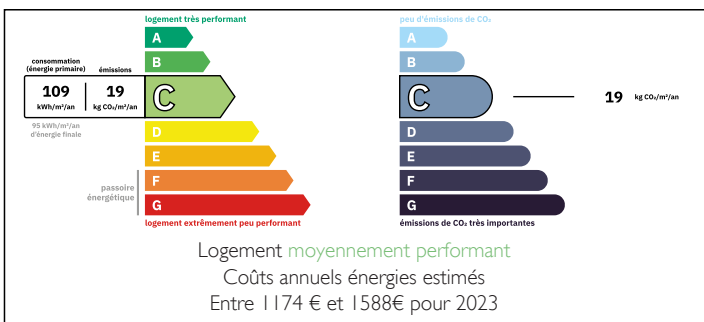


IN BRIEF

One sees that this is a well-loved apartment, light and sunny! It has four double bedrooms and a living/dining area with views south over the Pyrenees and Narbonne, especially the cathedral. The kitchen also has a dining area and a separate cooking area, and there is a ventilated storage space too.

It is in one of the most sought-after residential areas of Narbonne, quiet but at walking distance from amenities in this lively and friendly town which has been increasing in popularity for many years now.

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

Arriving in the large, open courtyard delineated by the three buildings which form this copropriété, one is in a leafy landscaped area with parking spaces for each apartment. As it is a cul-de-sac, there is no passing traffic. An entryphone in the apartment allows access if the owner wishes, and a terrazzo staircase leads up to this third and top floor apartment of 98.57 m².

Inside is a hallway of 4 m², open to the light living/dining area of 20 m², which has reversible air-conditioning. The large sliding double-glazed doors allow plenty of light and sun and also leads to the 5.5 m² balcony with views to Mont Canigou, in the Pyrenees, and the cathedral of St Just, in the town.

On the left of the hallway is the fitted kitchen, of 10.3 m², with white cupboard doors and natural timber worktops, where there is enough room for a dining table. A second area next to this, of 3.6 m², houses the oven, hob and extractor, and a fridge-freezer. On the other side is a storage and drying area of 3 m². This area is always ventilated.

All the windows in the apartment are double-glazed, and there are roller shutters everywhere except in the kitchen area.

After the entrance hall, there is a door to the bedroom access corridor of 6.5 m². There is a separate WC and a fully-tiled shower room with two handbasins (4.75 m²).

The four bedrooms each have a wardrobe and measure 12 m²,...

LOCAL TAXES

Taxe foncière: **2024 EUR**

NOTES