LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A42632JAV11 Price: 485 000 EUR

agency fees to be paid by the seller

Modern Single-Storey Home with South Terrace, Saltwater Pool, Outdoor Kitchen and Privacy















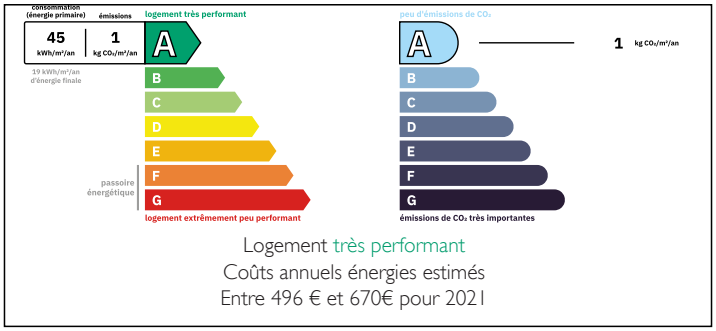
INFORMATION

Town:	Narbonne
Department:	Aude
Bed:	4
Bath:	2
Floor:	154 m2
Plot Size:	699 m2

IN BRIEF

Modern single-storey home built in 2021, just 5 minutes from Narbonne centre. Excellent energy performance (DPE A/A), no gas, very low electricity costs. Ducted reversible air-to-air heat pump, thermodynamic hot water tank (248 L), external insulation, double glazing and mosquito screens throughout. Bright 60 m² living room with open kitchen and large sliding doors to a south-facing terrace. 3 bedrooms plus a superb master suite with large dressing and ensuite. Private outdoor space with no overlooking neighbours: saltwater pool 7 x 3.5 m with Balinese tiles and electric roller cover, outdoor kitchen with BBQ, pétanque court, WC + shower and technical room. Parking for 4 cars including a 37.4 m² garage. A turnkey home with premium comfort in Narbonne, just 5 minutes from the city centre.

ENERGY - DPE



Logement très performant
Coûts annuels énergies estimés
Entre 496 € et 670€ pour 2021

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.

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LOCAL TAXES

Taxe foncière:	**2898 EUR**

NOTES

DESCRIPTION

Just 5 minutes from the centre of Narbonne, this modern single-storey home (built in 2021) offers everything you'd expect from a high-quality recent build: comfort, energy efficiency, privacy, and a beautifully designed outdoor lifestyle.

From the moment you arrive, you'll appreciate the generous parking space for up to four cars, including one inside the 37.4 m² garage. Step inside and you are welcomed by a spacious entrance hall (15 m²) that sets the tone: clean lines, light, and a sense of calm.

To one side, the hallway leads to a guest WC with hand basin (2.1 m²), three comfortable bedrooms (10.5 m², 11 m² and 12 m²), and a family bathroom (10 m²) with a walk-in shower, bathtub and double vanity — ideal for everyday family life.

Straight ahead, the home opens into the true heart of the property: a stunning 60 m² living area with an open-plan kitchen, flooded with natural light thanks to large sliding glass doors. The view is simply perfect: a south-facing terrace, the saltwater swimming pool, and a private outdoor area with no overlooking neighbours.

The kitchen is beautifully equipped and designed for real life and entertaining: Whirlpool built-in oven and microwave, an ultra-quiet dishwasher, a large American-style LG fridge, and a stylish island with a premium Ellca extractor system. In the living room, discreet ceiling spotlights add a sleek, modern finish.

At the other end of the living space, the master suite creates a real private retreat. It includes a bedroom (11.7 m²),...