

Panoramic Hillside Villa with Pool, 7,400m of Land and Spectacular Views near Narbonne



INFORMATION

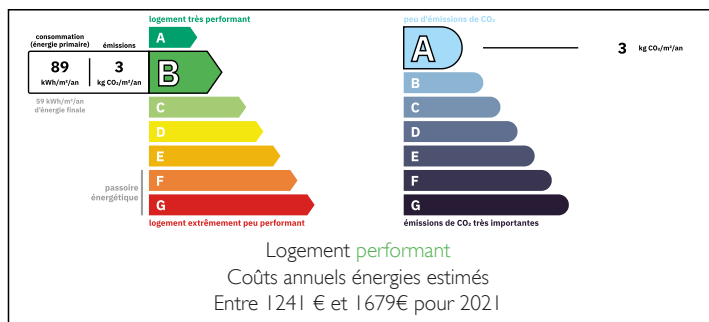
Town:	Narbonne
Department:	Aude
Bed:	3
Bath:	2
Floor:	147 m2
Plot Size:	7400 m2



IN BRIEF

Private hillside villa near Narbonne with spectacular panoramic views, swimming pool and approximately 7,400m² of land. Offering 3 bedrooms, 2 bathrooms, double garage, stone outbuilding and spacious living areas, this property combines a peaceful countryside setting with easy access to Narbonne, the Mediterranean beaches, TGV and motorway connections.

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: 2400 EUR

NOTES

DESCRIPTION

Situated on the heights of Narbonne, this detached villa enjoys an exceptional private setting with spectacular panoramic views over Narbonne and its famous Gothic cathedral.

Set within approximately 7,400m² of fully enclosed grounds, the property offers a rare combination of privacy, space and countryside tranquillity, while remaining close to Narbonne, the Mediterranean beaches and major transport links.

Built in 1983, the villa has been enhanced over the years with a number of useful improvements while retaining its natural Mediterranean setting.

The mature, landscaped grounds include established trees and Mediterranean planting, with several areas around the house and pool for outdoor living and entertaining.

The location is a major attraction. Narbonne city centre is easily accessible, while the Mediterranean beaches are just a short drive away. Narbonne's TGV station offers direct high-speed connections to Paris and other major French cities, and the motorway provides easy access towards Montpellier, Toulouse and Spain.

For international buyers, Carcassonne, Béziers, Perpignan, Montpellier, Toulouse and Barcelona airports are all within practical reach, making the property well connected for both a permanent home and a French holiday residence.

A rare opportunity to enjoy privacy, spectacular views, generous grounds and a Mediterranean lifestyle, while remaining close to the city, beaches and excellent transport connections.

OVERVIEW...

GROUND FLOOR:

Living room/dining - 48m².

Kitchen - 16m².