LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A49021CYV11 Price: 850 000 EUR

agency fees to be paid by the seller

Narbonne – Villa with views of the Étang de Bages, pool, two gîtes and a studio















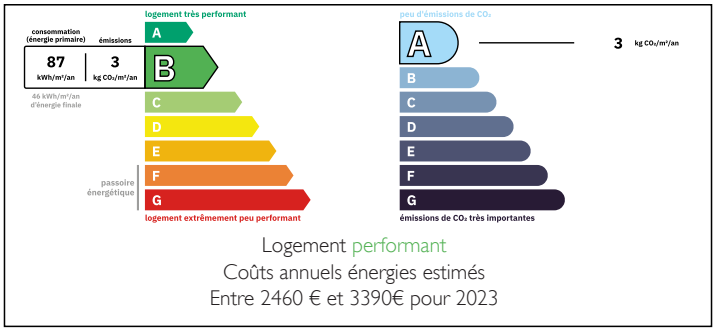
INFORMATION

Town:	Narbonne
Department:	Aude
Bed:	7
Bath:	6
Floor:	327 m2
Plot Size:	2375 m2

IN BRIEF

Set in Narbonne's residential Roches Grises neighbourhood, this villa enjoys views towards the Étang de Bages on a 2,599 m² plot. The main accommodation is on one level and accessible to wheelchair users, with three bedrooms, an office and a living room with a fireplace opening onto terraces. Two gîtes and a studio offer space for guests or rental income; the 29.2 m² gîte can be incorporated back into the main house. Below the terraces are an 8 × 4 m pool and a covered summer kitchen with lounge and dining areas. The patio with spa is sheltered from the wind, while the covered porch welcomes winter sun and provides summer shade. Reversible air conditioning and solar panels. Approximately 10 minutes from the centre and 25 minutes from the beaches by car. Contact us for more photos, floor plans and information.

ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 2460 € et 3390€ pour 2023

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr







LOCAL TAXES

Taxe foncière:	**2333 EUR**

NOTES

DESCRIPTION

DETAILED DESCRIPTION

Narbonne – Villa with lagoon views, pool, two gîtes and a studio

In the residential Roches Grises neighbourhood on the heights of Narbonne, this distinctive home enjoys views towards the Étang de Bages lagoon from its generous terraces. The property comprises a main house, two gîtes and a studio on a plot of 2,599 m², with a swimming pool, patio and spa. The front terraces and pool area face south-east.

The main living accommodation is on one level and accessible to wheelchair users. It offers a 40 m² living room with a fireplace and an 11.8 m² dining area between living room and kitchen, both opening onto the terrace through sliding glass doors. The kitchen measures 35 m², with adjoining storage and utility rooms providing a further 24 m² and outside access.

The principal suite comprises a 26 m² bedroom, a 7.6 m² bathroom and a 7 m² dressing room. Sliding glass doors open onto a spacious terrace with views towards the lagoon. The other part of the house contains two further bedrooms, one with a mezzanine, an office and a bathroom with a bathtub. This part of the house also includes a separate room with a WC, small washbasin and shower.

The two gîtes and studio offer flexibility for welcoming guests:

The first gîte, measuring approximately 56.8 m², comprises an entrance hall of 2.39 m², a bedroom of 21 m², a kitchen of 27.4 m² and a bathroom of 6 m².

The second gîte, measuring 29.2 m², has a living room, kitchen, bedroom and shower room. It forms part of the building surrounding the central patio and has use of a section of this outdoor space. Originally part of the main house, it can be...