

Narbonne - Haussmann style 3 bedroom sunny apartment on second floor - to be renovated



INFORMATION

Town:	Narbonne
Department:	Aude
Bed:	3
Bath:	1
Floor:	115 m2
Plot Size:	0 m2



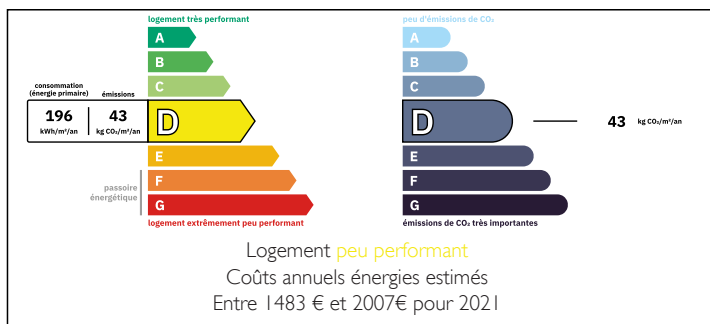
IN BRIEF

Classic 3 bedroom Haussmann style apartment to be renovated in a prime location in Narbonne.

Classic Haussmann style apartment of about 115m2 habitable space with 3 bedrooms, high ceilings, tall windows, two working original fireplaces and an additional 20m2 convertible attic space, a stones' throw from the Narbonne Cathedral.

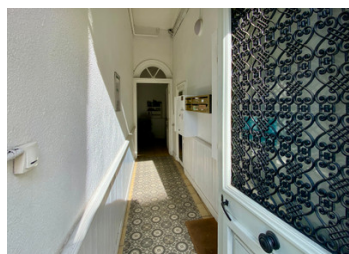
This apartment has huge potential to become an elegant city dwelling with all the grace of a Hausmann style residence. There is potential to create a stunning reception room spanning the entire width of the front of the apartment with views over the city.

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

Located on the second floor of an elegant 18th century Haussmann style three-storey building, this property is accessed by a wide open circular stairway. The main door gives onto a square central entrance offering access to all the rooms apart from the biggest bedroom which is accessible from the living room.

With windows on three sides of the building, the apartment is flooded with light and profits from wonderful far-reaching urban views including the famous Cathedral.

Airy and spacious, this apartment has huge potential and must be seen to be fully appreciated. Once renovated, it will become a high-end city apartment in the heart of the beautiful Narbonne.

LOCAL TAXES

Taxe habitation: EUR

2nd floor apartment:

Entrance - 13m²

Living room - 20m² (with fireplace)

Dining room - 13m²

Kitchen - 7,3 m²

Bedroom 1 - 17m² (with fireplace)

Bedroom 2 - 20m² (with small balcony)

Bedroom 3 - 7,5m²

Bathroom - 9m²

WC - 1,3

Storeroom - 4m²

3rd floor attic room:

Convertible attic room - 21m²

General:

Radiators - Gas heating

Working fireplaces - 2

Single glazed original windows

Building facade - newly done

Taxes foncières - 1200€

Location:

Narbonne – Vibrant and elegant city traversed by the Canal de la Robine, a tributary of the Canal du

NOTES