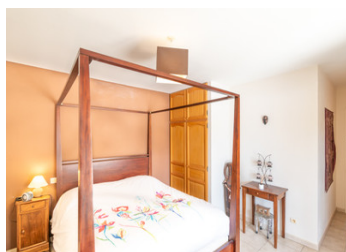


Spacious villa 168 m with Pool, Solar Panels, Double Garage & Ground-floor Bedrooms + Bathroom near Narbonne



INFORMATION

Town:	Coursan
Department:	Aude
Bed:	5
Bath:	2
Floor:	168 m2
Plot Size:	1000 m2



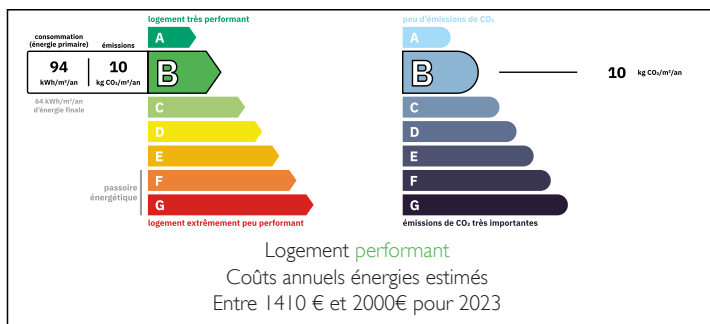
IN BRIEF

In the vibrant village of Coursan, just minutes from Narbonne and the Mediterranean, this detached family villa (168 m², built in 2001) offers modern comfort and southern charm. Set on a private 1,000 m² plot with a 6 × 10 m pool, garden, terraces, double garage, and extra parking, it is perfect for family living and entertaining.

Inside, a bright 27 m² living room flows into a dining room and a newly fitted kitchen (2024) with utility room. The ground floor features three bedrooms, including a primary with terrace access, a stylish bathroom (2021), dressing, and guest WC. Upstairs are two further bedrooms and a bathroom.

Equipped with solar panels, reversible air conditioning, fiber internet, and a new heating system (2024), the home boasts an excellent B/B energy rating.

ENERGY - DPE



Ideally located near Narbonne TGV, Béziers,

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

A modern family retreat with Mediterranean charm in Coursan

Imagine waking up in a light-filled villa, the scent of pine trees drifting from the nearby Massif de la Clape, and the Mediterranean Sea just a short drive away. Built in 2001, this detached family home of 168 m² combines modern comfort with the best of southern French living.

Set on a 1,000 m² enclosed plot, the property offers everything for a relaxed lifestyle: a 6 × 10 m swimming pool, a spacious garden, large partly covered terrace, and practical additions such as a double garage, a removable third garage, and two private parking spaces within the gate.

Inside, the house is designed for both family life and entertaining. A bright living room (27 m²) flows into the dining room (17 m²) and a newly installed open kitchen (20 m², 2024) with bar counter. From here, a utility room (11 m²) connects directly to the garage. The primary bedroom (13 m²) has access to the sun-drenched 50 m² terrace, and the ground floor also features a sleek bathroom (2021) with walk-in Italian shower, a dressing room, two additional bedrooms, and a guest WC. Upstairs, two more bedrooms share a bathroom, ideal for guests or a private office space.

The home is equipped with solar panels, reversible air conditioning, double glazing, fiber internet, a new heating system with hot water boiler (2024), and excellent insulation, reflected in its energy rating B/B. All recent works and installations come with invoices, giving...

LOCAL TAXES

Taxe foncière: 3578 EUR

Taxe habitation: EUR

NOTES