

Charming 4-bed apartment with balcony, gardens, garage and parking spaces, in a sought-after area of Narbonne.



## INFORMATION

Town:	Narbonne
Department:	Aude
Bed:	4
Bath:	1
Floor:	99 m2
Outside Space:	5 m2

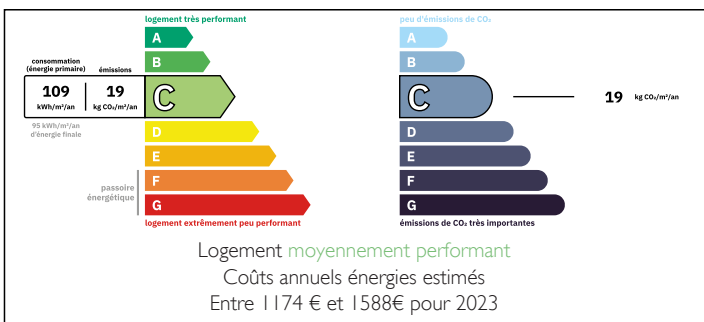


## IN BRIEF

One sees that this is a well-loved apartment, light and sunny! It has four double bedrooms and a living/dining area with views south over the Pyrenees and Narbonne, especially the cathedral. The kitchen also has a dining area and a separate cooking area, and there is a ventilated storage space too.

It is in one of the most sought-after residential areas of Narbonne, quiet but at walking distance from amenities in this lively and friendly town which has been increasing in popularity for many years now.

## ENERGY - DPE



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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

Arriving in the large, open courtyard delineated by the three buildings which form this copropriété, one is in a leafy landscaped area with parking spaces for each apartment. As it is a cul-de-sac, there is no passing traffic. An entryphone in the apartment allows access if the owner wishes, and a terrazzo staircase leads up to this third and top floor apartment of 98.57 m<sup>2</sup>.

Inside is a hallway of 4 m<sup>2</sup>, open to the light living/dining area of 20 m<sup>2</sup>, which has reversible air-conditioning. The large sliding double-glazed doors allow plenty of light and sun and also leads to the 5.5 m<sup>2</sup> balcony with views to Mont Canigou, in the Pyrenees, and the cathedral of St Just, in the town.

On the left of the hallway is the fitted kitchen, of 10.3 m<sup>2</sup>, with white cupboard doors and natural timber worktops, where there is enough room for a dining table. A second area next to this, of 3.6 m<sup>2</sup>, houses the oven, hob and extractor, and a fridge-freezer. On the other side is a storage and drying area of 3 m<sup>2</sup>. This area is always ventilated.

All the windows in the apartment are double-glazed, and there are roller shutters everywhere except in the kitchen area.

After the entrance hall, there is a door to the bedroom access corridor of 6.5 m<sup>2</sup>. There is a separate WC and a fully-tiled shower room with two handbasins (4.75 m<sup>2</sup>).

The four bedrooms each have a wardrobe and measure 12 m<sup>2</sup>,...

## LOCAL TAXES

Taxe foncière: **2024 EUR**

Taxe habitation: **EUR**

## NOTES