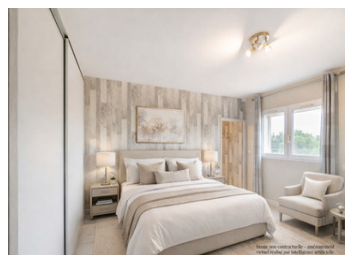


Spacious Family Villa with South-Facing Garden and Pool and En-Suite Bedrooms, 5 Minutes from Narbonne Centre



INFORMATION

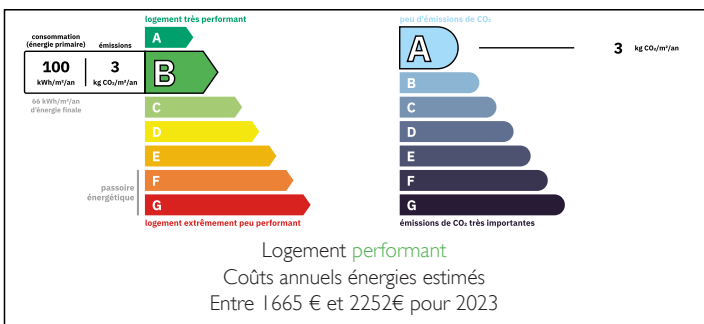
Town:	Narbonne
Department:	Aude
Bed:	4
Bath:	3
Floor:	209 m ²
Plot Size:	3000 m ²



IN BRIEF

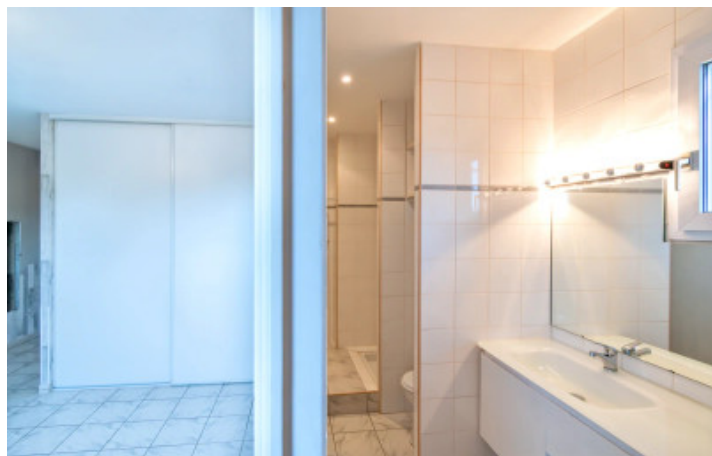
Detached villa in a quiet residential area of Narbonne, just 5 minutes from the city centre. Built in 1992, the property offers flexible accommodation, multiple entrances, a large south-facing terrace of approx. 180 m² with open views, and a 10 x 5 m swimming pool with electric safety cover. Fully enclosed garden, summer kitchen, wine cellar, laundry room and carport for three cars. Four bedrooms, three already benefiting from en-suite bathrooms, with the possibility to create a fourth en-suite bedroom. Energy-efficient features include solar panels, thermodynamic water heater and borehole. Ideal family home close to town and coast.

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 in a quiet residential area of Narbonne, just a 5-minute drive from the city centre, this detached villa built in 1992 offers comfortable family living, generous outdoor spaces and flexible accommodation, all within easy reach of the Mediterranean coast.

Access to the property is via an electric gate opening onto a private driveway leading to the north side of the house, where the first entrance is located. Continuing along the driveway brings you to a large alarmed carport with space for three vehicles and two electrical outlets. From here, a second entrance provides direct access to the house.

Entering through the main entrance, the living room is immediately on the left. This bright and welcoming space is equipped with a wood-burning insert fireplace installed in 1997, capable of heating the entire living area within 45 to 60 minutes. Large sliding glass doors open directly onto the south-facing terrace, creating a seamless connection between indoor and outdoor living.

The kitchen, approximately 10 years old, features marble worktops and quality appliances, including a Novy extractor hood and a Miele oven. Sliding glass doors also open onto the terrace, making this space ideal for everyday living as well as entertaining.

Moving towards the sleeping quarters, a first separate toilet is located on the right. This part of the house also includes two interconnecting rooms. The first is currently used as an office and leads through to a second room, which was originally the garage. This room features sliding glass doors...

LOCAL TAXES

Taxe foncière: 3258 EUR

Taxe habitation: EUR

NOTES