



SPACIOUS FAMILY VILLA WITH SOUTH-FACING  
GARDEN AND POOL AND EN-SUITE BEDROOMS,  
5 MINUTES FROM NARBONNE CENTRE

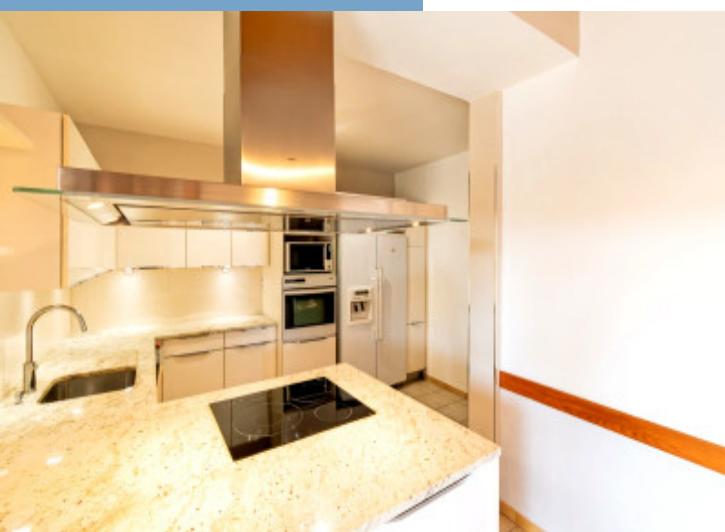
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EN-SUITE BEDROOMS, 5  
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## PROPERTY FACT FILE

REFERENCE	A42173CYVII
PRICE	€ 680,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	3
ACCOMMODATION	209 m <sup>2</sup>
LAND	3000 m <sup>2</sup>
TOWN	Narbonne
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, House, Villa
CONDITION	Good condition
FEATURES	Swimming Pool, Mains Drains, Other Drainage

\*Price based on current exchange rate which is subject to change



- South-facing terrace with open views
- 10 x 5 m pool with electric safety cover
- Three en-suite bedrooms + flexible space
- Fully enclosed garden with borehole
- Carport for 3 cars + electric gate

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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 m<sup>2</sup> with open views, and a 10 x 5 m swimming pool with electric safety cover. Fully enclosed garden, summer kitchen, wine

## DESCRIPTION

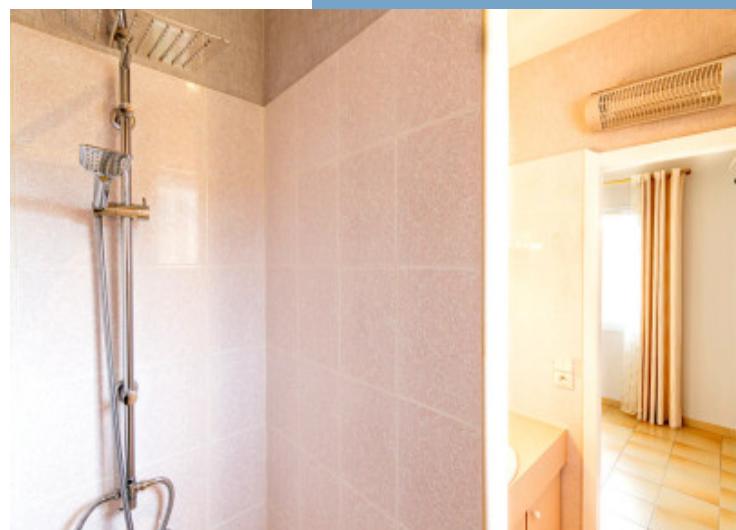
Located in a quiet residential area of Narbonne, just a 5-minute drive from the city centre, this detached villa built in 1992 offers comfortable family living, generous outdoor spaces and flexible accommodation, all within easy reach of the Mediterranean coast.

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 origin...



More Online :

<https://leggett prestige.com/luxury-property-for-sale/view/A42173CYVII>

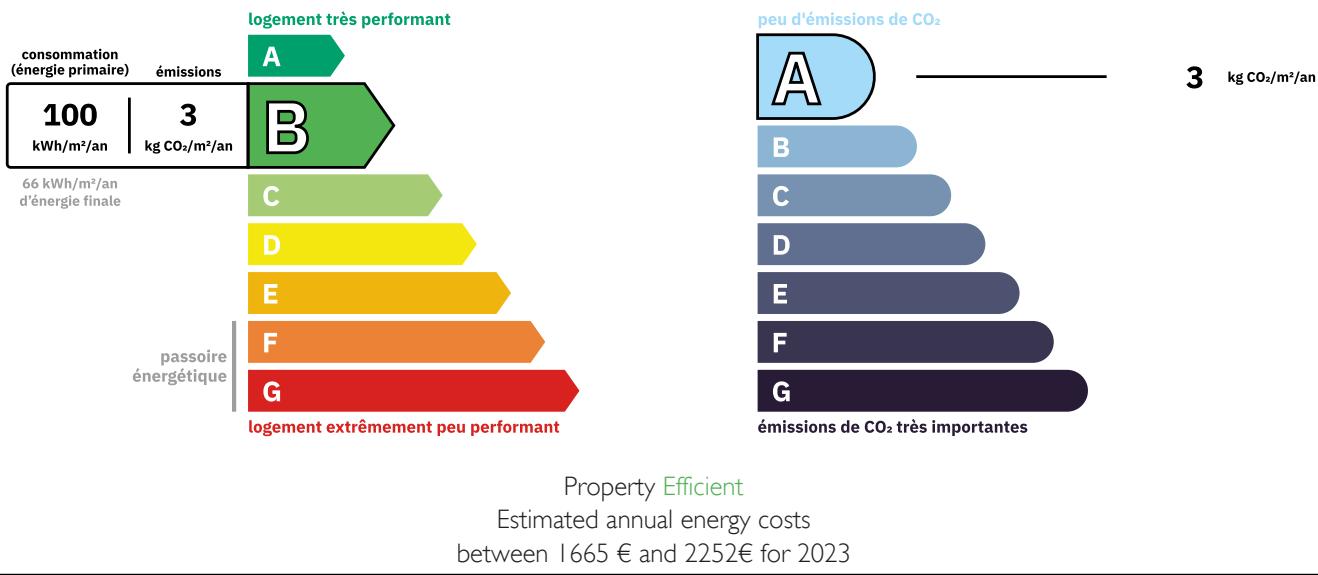
COMPLETE FILE AND PHOTO ON REQUEST

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## ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr/>



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## CONTACT

Réf :A42173CYVII

FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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