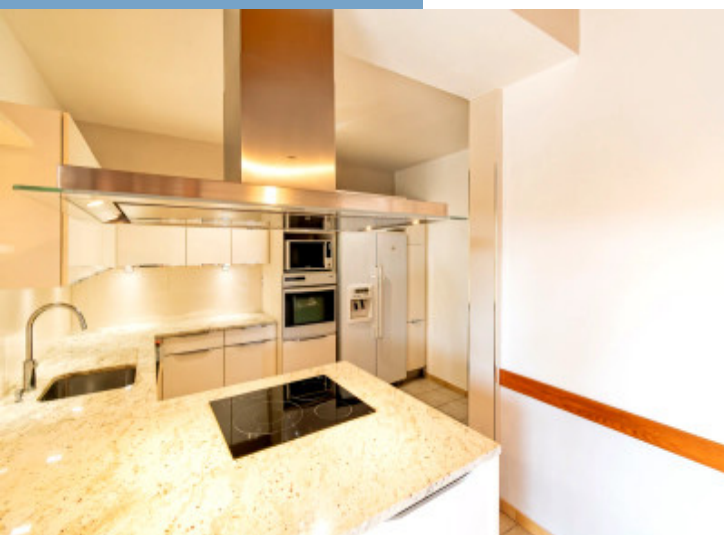




SPACIOUS FAMILY VILLA WITH SOUTH-FACING
GARDEN AND POOL AND EN-SUITE BEDROOMS,
5 MINUTES FROM NARBONNE CENTRE

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



PROPERTY FACT FILE	
REFERENCE	A42173CYV11
PRICE	€ 680,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	4
BATHROOM	3
ACCOMMODATION	209 m ²
LAND	3000 m ²
TOWN	Narbonne
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, House, Villa
CONDITION	Good condition
FEATURES	Swimming Pool, Mains Drains, Other Drainage
<small>*Price based on current exchange rate which is subject to change</small>	



- 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

SPACIOUS FAMILY VILLA
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GARDEN AND POOL AND
EN-SUITE BEDROOMS, 5
MINUTES FROM
NARBONNE...

Ref : A42173CYV11

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

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.

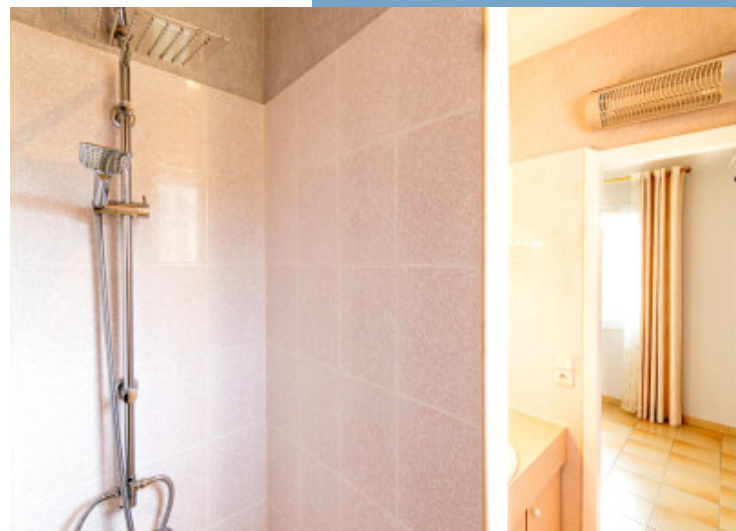
The kitchen, approximately 10 years old, features marble worktops and quality appliances, including a Novy extractor hood and a Miele oven. Sliding glass doors also open onto the terrace, making this space ideal for everyday living as well as entertaining.

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://leggettprestige.com/luxury-property-for-sale/view/A42173CYV11>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

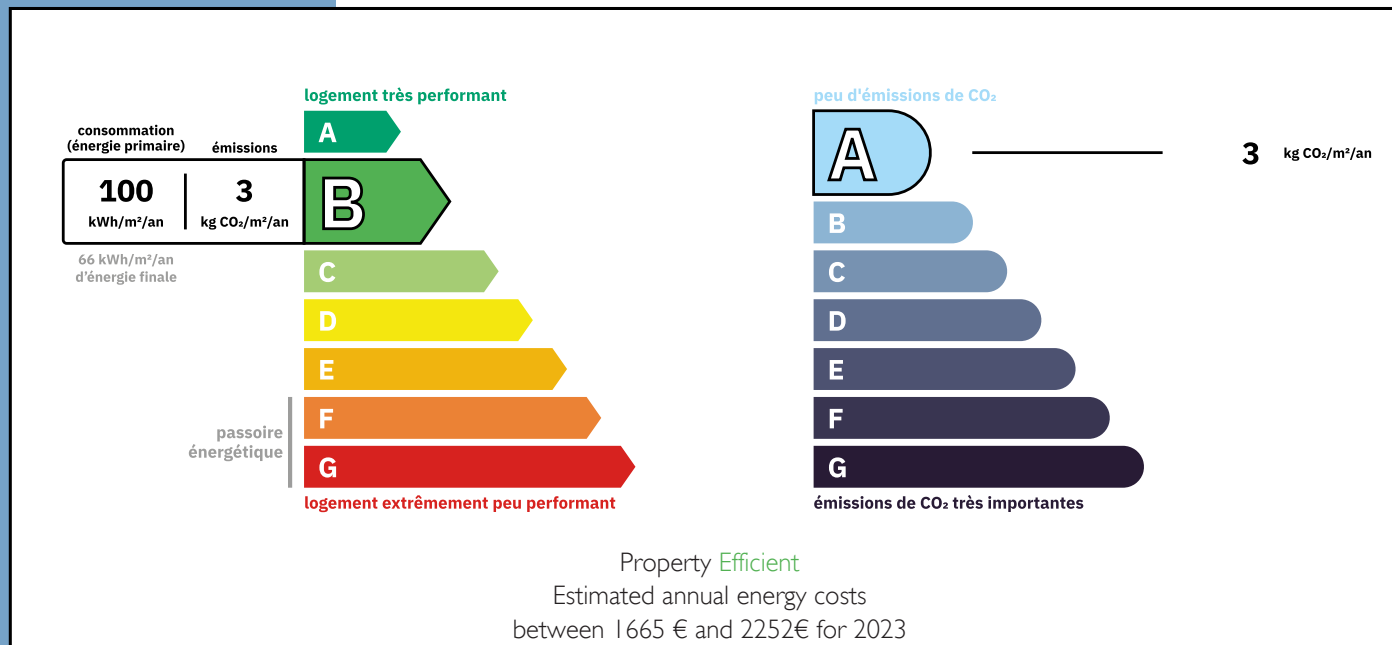
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SPACIOUS FAMILY VILLA WITH
SOUTH-FACING GARDEN
AND POOL AND EN-SUITE
BEDROOMS, 5 MINUTES FROM
NARBONNE...

Ref : A42173CYV11

ENERGIE-DPE

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



NOTICE

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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