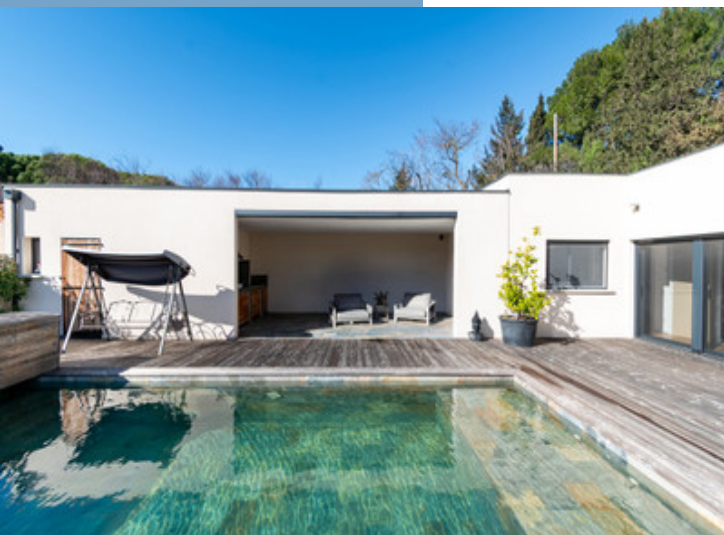




MODERN SINGLE-STOREY HOME WITH SOUTH  
TERRACE, SALTWATER POOL, OUTDOOR  
KITCHEN AND PRIVACY

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MODERN SINGLE-STOREY  
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## PROPERTY FACT FILE

REFERENCE	A42632JAVI I
PRICE	€ 499,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	2
ACCOMMODATION	154 m <sup>2</sup>
LAND	853 m <sup>2</sup>
TOWN	Narbonne
DEPARTMENT	
LOCATION	Close to golf course
TYPE	Maison de Vacances, House, Villa
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Garage

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

- 5 min from Narbonne centre
- Turnkey condition, ultra low running costs
- Saltwater pool + electric roller cover
- No overlooking neighbours
- Master suite with large dressing room

MODERN SINGLE-STOREY HOME WITH SOUTH TERRACE, SALTWATER POOL, OUTDOOR KITCHEN AND PRIVACY...

Ref : A42632JAV11

Modern single-storey home built in 2021, just 5 minutes from Narbonne centre. Excellent energy performance (DPE A/A), no gas, very low electricity costs. Ducted reversible air-to-air heat pump, thermodynamic hot water tank (248 L), external insulation, double glazing and mosquito screens throughout. Bright 60 m<sup>2</sup> living room

## DESCRIPTION

Just 5 minutes from the centre of Narbonne, this modern single-storey home (built in 2021) offers everything you'd expect from a high-quality recent build: comfort, energy efficiency, privacy, and a beautifully designed outdoor lifestyle.

From the moment you arrive, you'll appreciate the generous parking space for up to four cars, including one inside the 37.4 m<sup>2</sup> garage. Step inside and you are welcomed by a spacious entrance hall (15 m<sup>2</sup>) that sets the tone: clean lines, light, and a sense of calm.

To one side, the hallway leads to a guest WC with hand basin (2.1 m<sup>2</sup>), three comfortable bedrooms (10.5 m<sup>2</sup>, 11 m<sup>2</sup> and 12 m<sup>2</sup>), and a family bathroom (10 m<sup>2</sup>) with a walk-in shower, bathtub and double vanity — ideal for everyday family life.

Straight ahead, the home opens into the true heart of the property: a stunning 60 m<sup>2</sup> living area with an open-plan kitchen, flooded with natural light thanks to large sliding glass doors. The view is simply perfect: a south-facing terrace, the saltwater swimming pool, and a private outdoor area with no overlooking neighbours.

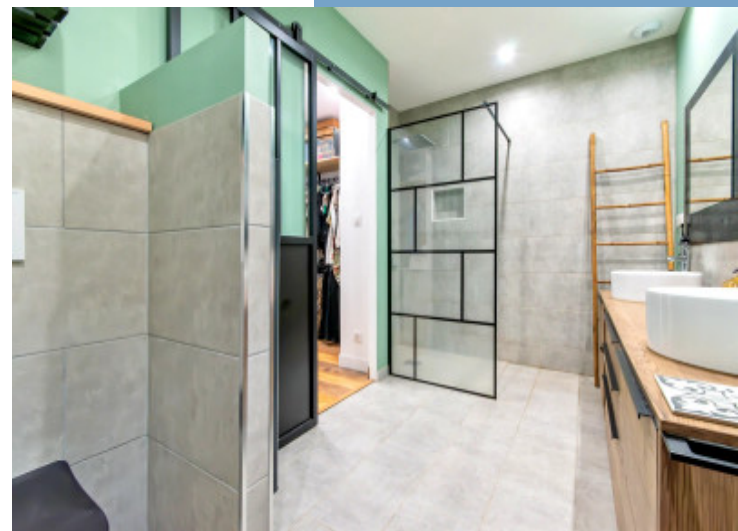
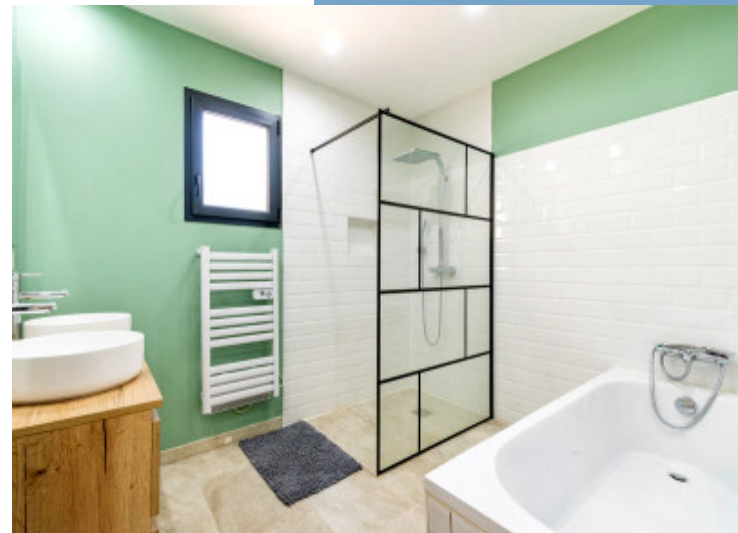
The kitchen is beautifully equipped and designed for real life and entertaining: Whirlpool built-in oven and microwave, an ultra-quiet dishwasher, a large American-style LG fridge, and a stylish island with a premium Ellca extractor system. In the living room, discreet ceiling spotlights add a sleek, modern finish.

At the other end of the living space, the master suite creates a real private retreat. It inc...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A42632JAV11>

COMPLETE FILE AND PHOTO ON REQUEST

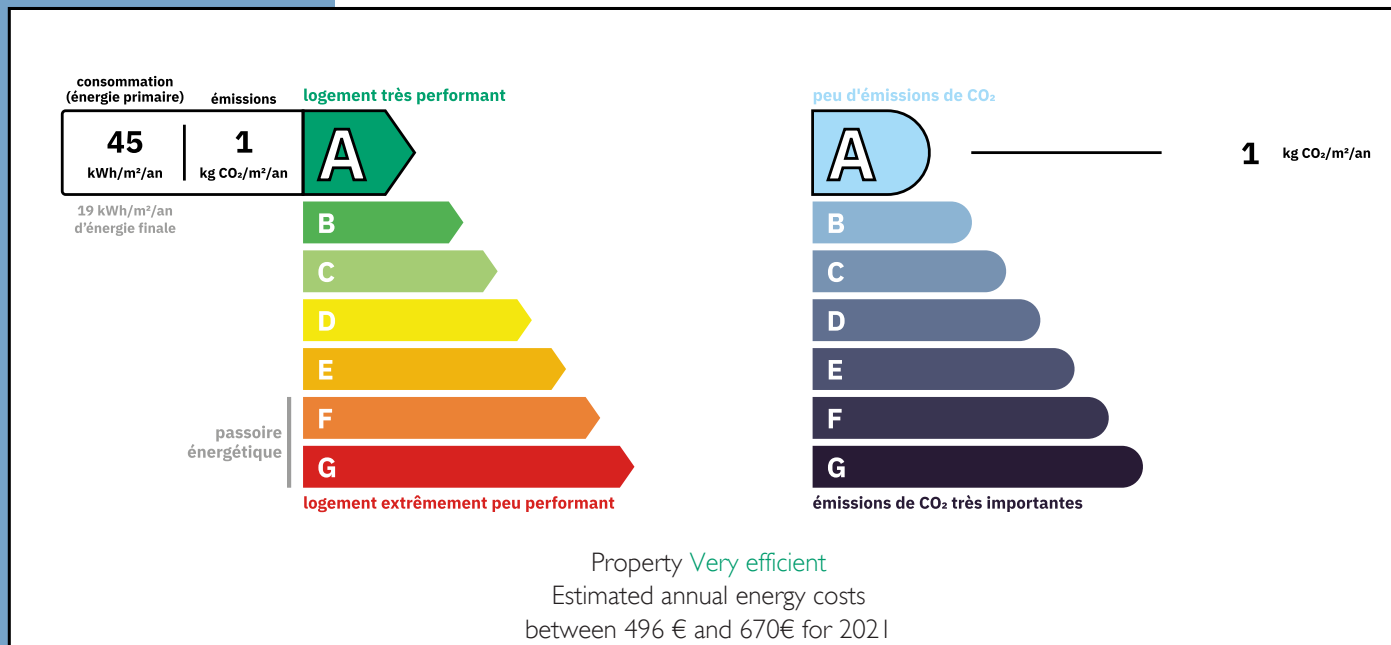


MODERN SINGLE-STOREY HOME WITH SOUTH TERRACE, SALTWATER POOL OUTDOOR KITCHEN AND PRIVACY...

Ref : A42632JAVI I

## 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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