



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

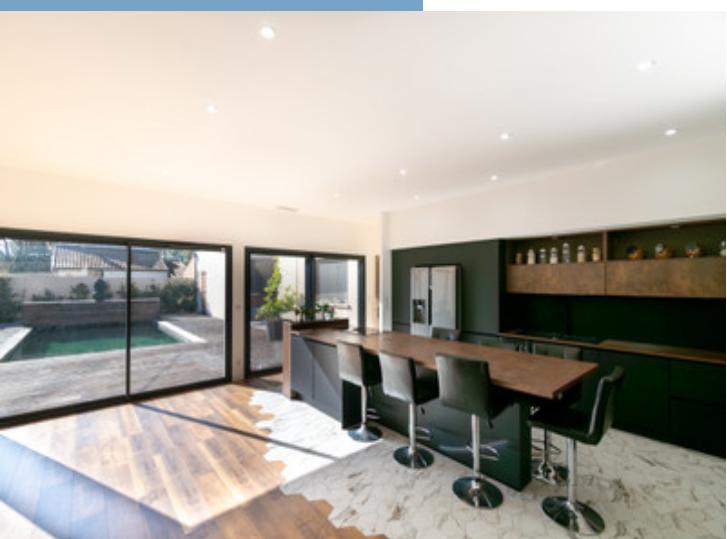
MODERN SINGLE-STOREY
HOME WITH SOUTH
TERRACE, SALTWATER
POOL, OUTDOOR
KITCHEN AND PRIVACY...



PROPERTY FACT FILE

REFERENCE	A42632JAVII
PRICE	€ 549,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	2
ACCOMMODATION	154 m ²
LAND	853 m ²
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

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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 m² 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.

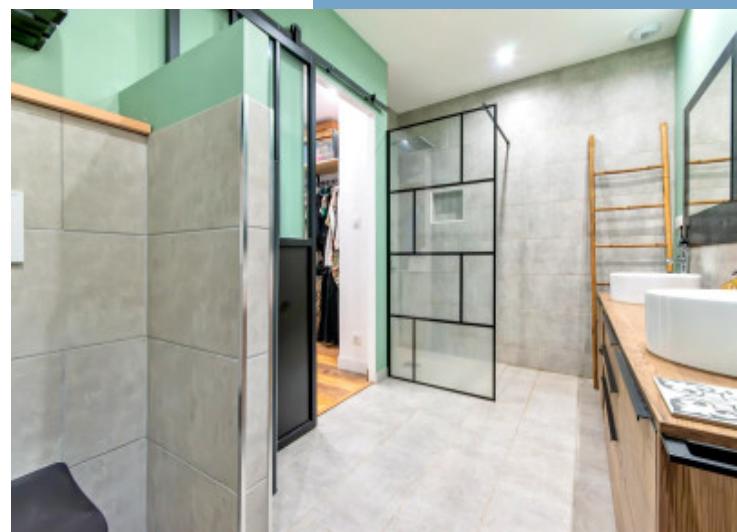
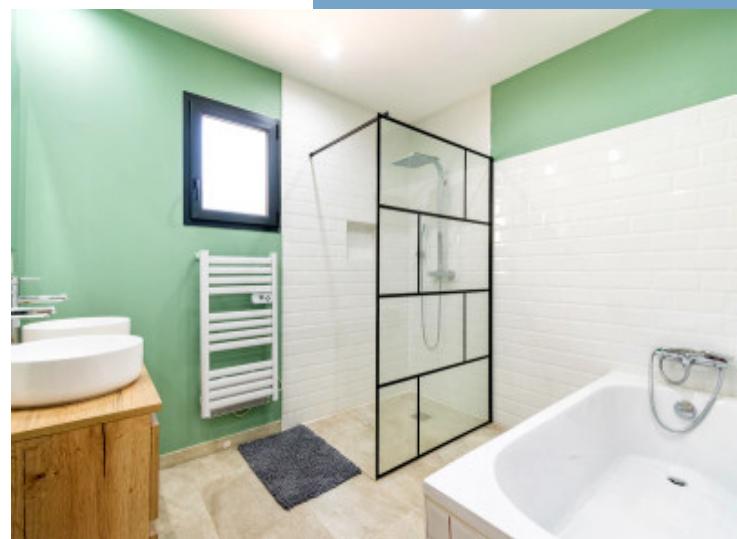
From the moment you arrive, you'll appreciate the generous parking space for up to four cars, including one inside the 37.4 m² garage. Step inside and you are welcomed by a spacious entrance hall (15 m²) that sets the tone: clean lines, light, and a sense of calm.

To one side, the hallway leads to a guest WC with hand basin (2.1 m²), three comfortable bedrooms (10.5 m², 11 m² and 12 m²), and a family bathroom (10 m²) 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 m² 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 :

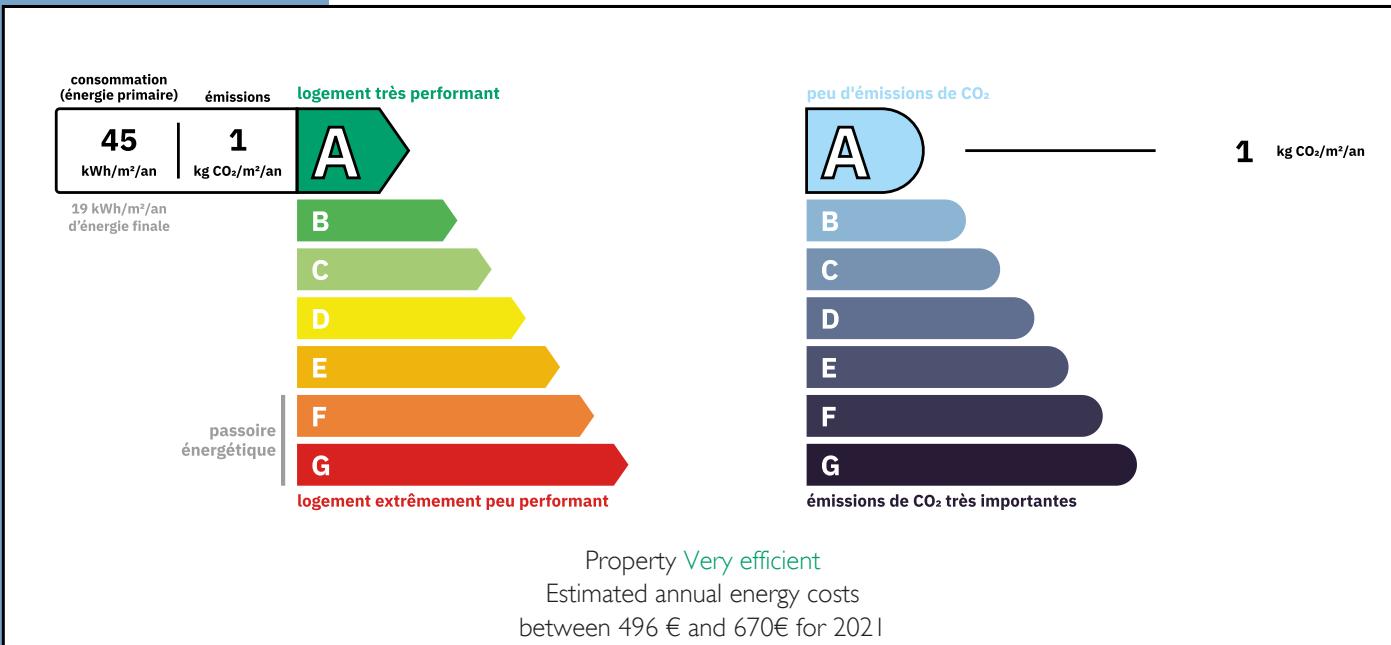
<https://leggett prestige.com/luxury-property-for-sale/view/A42632JAVII>

COMPLETE FILE AND PHOTO ON REQUEST

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ENERGIE-DPE



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CONTACT

Réf :A42632JAVII
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr