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## Contemporary High Standing Villa With 5 Bedrooms, Pool And Breathtaking...

Narbonne , Aude , Occitanie



**€739,800**

inc. of agency fees

5 Beds

2 Baths

Big dynamic city with all shops, restaurants, : located at 5 minutes from the A9 motorway, 30 minutes from Beziers and 20 minutes from the beach !UNIQUE ! Contemporary high standing quality villa with...

### At a Glance

**Reference** MFH-LFR-N739800E

**Bed** 5

**Near to** Narbonne

**Bath** 2

**Pool** Yes

**Price** €739,800

**Land Tax** N/A

### Property Description

Big dynamic city with all shops, restaurants, : located at 5 minutes from the A9 motorway, 30 minutes from Beziers and 20 minutes from the beach !

UNIQUE ! Contemporary high standing quality villa with unique architectural style, spacious volumes and

brehtaking views over the city and onto the mediterranean sea! An elegant and spectacular villa offering a living space of 245 m<sup>2</sup> comprising 4 to 5 bedrooms (one master), a living room full of light of more than 100 m<sup>2</sup> with fully equipped kitchen and lounge with stunning views, a laundry room, a utility room, 2 bath/shower rooms, an interior summer kitchen in front of pool, on a 418 m<sup>2</sup> plot with large terraces, a beautiful pool, a large basement and several parking spaces !

Basement = A large basement of more than 100 m<sup>2</sup>.

Ground = Entrance on a large hall with cupboard + superb living room full of light with its large windows, it offers more than 100 m<sup>2</sup> comprising lounge, dining area, fully equipped kitchen (central island, lower units, sink, built-in dish washer, electric hob, hood, electric micro waves, electric oven, built-in fridge), leading on a terrace with stunning views + utility room of 5.45 m<sup>2</sup> + office/bedroom of 12.77 m<sup>2</sup> (sliding windows) + WC with wash hand basin unit of 1.76 m<sup>2</sup> + laundry room of 2.67 m<sup>2</sup>.

-1 (pool side) = Corridor of 4.42 m<sup>2</sup> + WC of 1 m<sup>2</sup> + bedroom of 14.98 m<sup>2</sup> with cupboards + summer kitchen of 8.16 m<sup>2</sup> (lower and higher units, sink, gas hob, hood, sliding windows on pool area) + magnificent master bedroom of about 40 m<sup>2</sup> with a bedroom leading on the pool area, a walk-in closet, plus an en suite beautiful bathroom (large jets bath, basin unit, shower, towel dryer).

1st = Contemporary staircase leading on a hall of 10 m<sup>2</sup> + bedroom of 11.52 m<sup>2</sup> (built-in cupboards and beautiful view) + shower room of 7 m<sup>2</sup> (italian walk-in shower, double basin unit, towel dryer) + WC with wash hand basin unit of 2.48 m<sup>2</sup> + bedroom of 12.87 m<sup>2</sup> with built in cupboards and nice view.

Exterior = Land of 418 m<sup>2</sup> + 2 large parking spaces + large terraces surrounding pool area + salted pool (reinforced PVC, 6x3m) + terrace on the living area of about 40 m<sup>2</sup> with spectacular views.

Extras = Built in 2023 + reversible air conditioning + quality materials + large double glazing windows + ceiling of more than 5m high + main sewage + quiet area + annual land tax of 1600 €.

Price = 739. 800 € (Spectacular !)

The prices are inclusive of agents fees (paid by the vendors). The notaire's fees have to be paid on top at the actual official rate. Information on the risks to which this property is exposed is available on the Geo-risks website: [georisques.gouv.fr](http://georisques.gouv.fr)

Property Id : 52813

Property Size: 245 m<sup>2</sup>

Property Lot Size: 418 m<sup>2</sup>

Bedrooms: 5

Bathrooms: 2

Reference: N739800E

## **Other Features**

Immediately Habitable

Near the coast

Outside space

Prestige

Private parking/Garage

Swimming Pool

Terrace

With Land/Garden

## Summary

Property type:	Modern Villa
Bedrooms:	5
Bathrooms	2
Price	€739,800

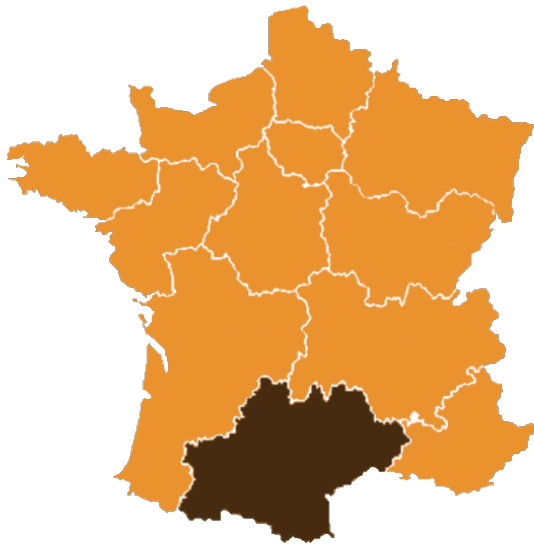
## Key Information

Property Features:

- Immediately Habitable

Swimming Pool? Yes

## Location: Occitanie



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**C. BAUER – Sunday Times**

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