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Contemporary High Standing Villa With Main House And Guest House On A...

Narbonne , Aude , Occitanie



€599,400

inc. of agency fees

5 Beds

3 Baths

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

At a Glance

Reference MFH-LFR-N599400E

Near to Narbonne

Price €599,400

Bed 5

Bath 3

Land Tax N/A

Pool Yes

Property Description

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

UNIQUE ! Contemporary high standing villa, offering quality materials, spacious volumes and breathtaking

views between the city and the sea ! A spectacular charming villa !

It offers a total living space of 167 m² comprising a main house of 142 m² offering 4 bedrooms, 2 bathrooms, a living room full of light with open kitchen leading on a terrace with pool and stunning views. Plus an independent guest house of 25 m² offering a living area/bedroom and open kitchen plus its private terrace. The all on a 427 m² land easy to maintain, composed of several levels, where you just want to sit next to the pool and admire the views !

Main house of 142 m²

Ground = Large covered porche entrance of 6.30 m² + entrance of 13.65 m² with laundry area + garage of 16.80 m² (electric gate).

1st = Superb and very bright living room of 52 m² with its fully equipped open kitchen (lower and higher units, sink, induction hob, integrated hood, electric oven, micro wave, built-in fridge, dish washer and an integrated wine cellar) and access to the terrace and pool by large windows (5x 2.5m) + corridor + bedroom of 11 m² with cupboard and water arrivals + WC of 2.95 m² + master bedroom of 19.30 m² with access to the pool by french windows and its en suite shower room (shower, basin unit, towel dryer).

2nd = Hall of 4.90 m² + bathroom of 4.70 m² (bath, towel dryer, double basin unit) + bedroom of 12.40 m² with integrated cupboard and superb view + WC of 2.40 m² + bedroom of 12.30 m² with integrated cupboard and its private large terrace with breathtaking views.

Independent guest house of 25 m²

Shower room (italian walk-in shower, towel dryer, WC, basin unit) + living room/bedroom with fully equipped open kitchen (lower and higher units, sink, induction hob, hood, built in fridge) + private terrace of 9 m² with breathtaking views.

Exterior = Plot of 427 m², easy to maintain, composed of several levels/terraces + large terrace of 52.90 m² with pool (6x3m, Bali stones, waterfall jet), stunning views and south-facing + pool house with lots of storage + an alley with parking space.

Extras = Brand new high standing construction + high ceilings of 2.80m + spacious volumes + reversible air conditioning with a programmer in each room + double glazing + estimated amount of annual energy consumption for standard use: between 780 € and 1080 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + electric rolling shutters + nice tiled floor + visiophone + alarm system + possibility to negotiate furniture + independent guest house ideal for some income + annual land tax of 1676 €.

Price = 599.400 € (Superb !!!)

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

Property Id : 53938

Property Size: 167 m2

Property Lot Size: 427 m2

Bedrooms: 5

Bathrooms: 3

Reference: N599400E

Other Features

Immediately Habitable

Latest properties

Near the coast

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

Summary

Property type:	Modern Villa
Bedrooms:	5
Bathrooms	3
Price	€599,400

Key Information

Property Features:

- Immediately Habitable

Swimming Pool? Yes

Location: Occitanie



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C. BAUER – Sunday Times

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