

Beautiful spacious 5 bedroom duplex apartment of 157m2 in the historic centre of Narbonne



## INFORMATION

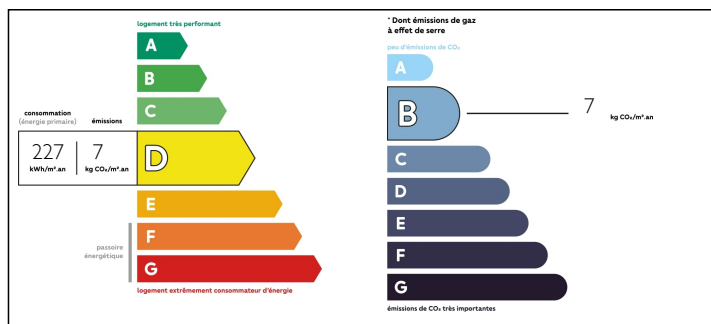
Town:	Narbonne
Department:	Aude
Bed:	5
Bath:	2
Floor:	157 m2
Plot Size:	0 m2

## IN BRIEF

Discover this fabulous duplex apartment, boasting an impressive 157m<sup>2</sup> of habitable space, perfectly situated in the pedestrianized city center of Narbonne. Occupying the 2nd and 3rd floors of a period building, upon entering the property, you'll find a spacious fitted kitchen, dining area/lounge 33m<sup>2</sup>, along with two bedrooms, a newly renovated shower room, and a separate toilet. Ascend the stairs to the third floor where you'll find two additional bedrooms and a generously sized room with a bath and toilet, offering views onto the Cathedral. Furthermore, there's the possibility to create a roof terrace spanning 15m<sup>2</sup>. The apartment brims with charm and character, showcasing original features like beamed ceilings, fireplaces, plus tiled and parquet flooring. Double glazing throughout and a new infrared heating system, providing an economic solution for comfortable living. With all the amenities of Narbonne right on your doorstep, this residence offers both convenience and charm.



## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

Detailed Description of the Apartment:

Total Living Space: 157m<sup>2</sup>

Second Floor:

- Hallway
- Lounge/Dining Room with Fitted Kitchen (33m<sup>2</sup>)
- Bedroom 1: Features Fireplace, Wardrobe, Parquet Floor (26m<sup>2</sup>)
- Bedroom 2: Features Fireplace, Fitted Wardrobes, Parquet Floor (22m<sup>2</sup>)
- Shower Room
- Separate WC

Third Floor:

- Bedroom 3: Exposed Stone Wall, Wardrobe, Parquet Floor( 24m<sup>2</sup>)
- Bedroom 4: Wardrobes, Tiled Floor( 26m<sup>2</sup>)
- Bedroom 5: Tiled Floor, Bath and WC, Views of the Cathedral (31m<sup>2</sup>)

The co-ownership comprises 5 units with annual charges of €1200.

Narbonne is excellently situated to enjoy the beauty of this region, with the Mediterranean beaches just 15km away.

There are numerous transportation options, including flights from Montpellier, Carcassonne, Beziers, Perpignan, and Toulouse airports. Additionally, the TGV connects Narbonne to Paris in just over 4 hours and 15 minutes.

The apartment has exceptional rental potential within the bustling vibrancy of this city.

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Co-owned building of 5 units  
Provisional annual charges: 1200€

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## LOCAL TAXES

Taxe foncière: 1205 EUR

## NOTES