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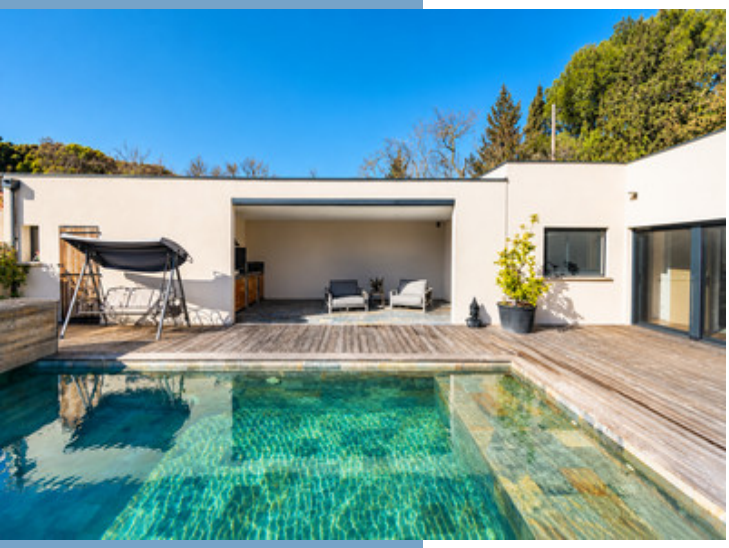
MODERN SINGLE-STOREY HOME WITH SOUTH TERRACE, SALTWATER POOL, OUTDOOR KITCHEN AND PRIVACY

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

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





PROPERTY FACT FILE

REFERENCE	A42632JAV11
PRICE	€ 485,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	2
ACCOMMODATION	154 m²
LAND	699 m²
TOWN	Narbonne
DEPARTMENT	
LOCATION	Close to golf course
TYPE	Maison de Vacances, House, Villa
CONDITION	
FEATURES	Swimming Pool, Private drainage, Garage

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





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

COMPLETE FILE AND PHOTO ON REQUEST

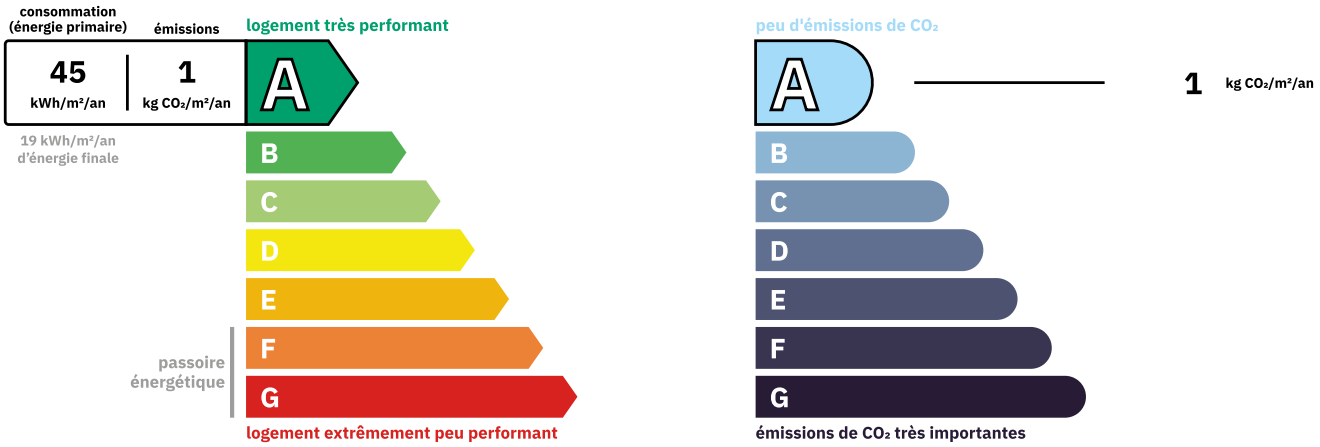
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Very efficient
Estimated annual energy costs
between 496 € and 670€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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

Réf :A42632JAV11
FILE COMPLETE AND PHOTOS ON REQUEST

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