



PULLEN
REAL ESTATE • FRANCE

THE KEY TO PROPERTY IN THE LANGUEDOC

PRICE: 588,000€ (incl. agency fees payable by vendor)

Contemporary house with garden and pool in lively village close to Narbonne



Chic, contemporary house offering approximately 290m² of habitable space comprising 5 bedrooms and 4 bathrooms, set in a plot of over 1000m² with swimming pool and double garage, in the centre of a busy village close to Narbonne

The house which was built in 2016, is on 2 floors. On the ground floor an immense open plan living room is divided into a salon with open fireplace and glazed wall, a high-end contemporary kitchen and a dining room all of which open onto the pool and garden. In addition, there is a ground floor bedroom with an en-suite bathroom.

On the top floor, there are 4 bedrooms, 3 of which are en-suite. There are 2 terraces, which are accessible from 3 of the bedrooms.

The stylish landscaped exterior comprises a 15m x 4m salt swimming pool, several terraces for dining and relaxing as well as lawned and gravelled areas. There is also a garden building with a sports room and a shower room/WC, and a double garage.

This high-end property is in impeccable condition, ready to move into. It would make an ideal permanent or secondary residence, with the potential for summer rentals.

Ground Floor:

Entrance hall – 5.5m²

Living room/Kitchen /Dining room – 87m²

Bedroom 1 – 28m²

En-suite bathroom – 7.4m²

Pantry – 3.2m²

WC – 2.5m²

1st Floor:

Bedroom 2 – 24.6m²; en-suite - 4.3m²

Bedroom 3 – 18.7m²; en-suite 4.3m²

Bedroom 4 – 16.3m²

Bedroom 5 – 27m²

Bathroom – 6.3m²

****non contractual information****

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2 WCs – 2.6m² each

Hall – 17.7m²

General:

Reversible air-conditioning

Double glazing throughout

Automatic gates with visual entryphone system

Mains drainage

Smoke alarm

Tax Foncière approx. 3680€p.a

Location:

St. Marcel sur Aude - Lively village with all amenities including 2 supermarkets and restaurants – 2 minutes from one of the most beautiful Canal du Midi villages, 11 minutes from Narbonne, 25 minutes from Mediterranean beaches and 45 minutes from airports at Beziers, Carcassonne and Perpignan.

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