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## A Super Cosy Flat Facing The Etang In A Small Residence With Swimming...

**Gruissan** , **Aude** , **Occitanie**



**€289,000**

**inc. of agency fees**

**2 Beds**

**1 Baths**

Superb village by the sea and etang, in the heart of the Narbonnaise Regional Park, with all shops and restaurants, 10 minutes from Narbonne. In the heart...

### At a Glance

**Reference** MFH-LFR-G289000E

**Bed** 2

**Near to** Gruissan

**Bath** 1

**Pool** Yes

**Price** €289,000

**Land Tax** N/A

### Property Description

Superb village by the sea and etang, in the heart of the Narbonnaise Regional Park, with all shops and restaurants, 10 minutes from Narbonne.

In the heart of the old village, this superb 63 m<sup>2</sup> duplex apartment on the 1st floor of a small residence of 12 apartments, will seduce you with its authentic charm and ideal location. Just a short walk from the local market, restaurants and shops, it offers a peaceful yet lively living environment. With its two comfortable bedrooms, two sunny terraces and breathtaking views, this cosy, warm cocoon is a real gem.

1st = 2.2 m<sup>2</sup> entrance hall + 26.6 m<sup>2</sup> living room/kitchen opening onto a small terrace and access to the communal courtyard and swimming pool + 9 m<sup>2</sup> bedroom with cupboard + WC + 4 m<sup>2</sup> shower room (shower and 2 basins).

Upper = 14.6 m<sup>2</sup> bedroom with access to a south-facing terrace and lovely views over the pond + WC with washbasin.

Outside = Private courtyard to the building with 8x4m swimming pool + 2 terraces, one with lovely views.

Miscellaneous = Land tax of about 1073 Euros + estimated amount of annual energy consumption for standard use: between 752 Euros and 1018 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + property located in the heart of the village close to shops/restaurants + property management charge of about 100 Euros/year + possibility of renting for 120 Euros/night or more in high season + reversible air conditioning + possibility to buy furnished.

Price = 289.000 Euros (Very good location!)

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 : 67451

Property Size: 60 m2

Bedrooms: 2

Bathrooms: 1

Reference: G289000E

### **Other Features**

Immediately Habitable

Near the coast

Outside space

Rental Potential

Swimming Pool

Terrace

## Summary

Property type:	Apartment
Bedrooms:	2
Bathrooms	1
Price	€289,000

## Key Information

Property Features:

- Immediately Habitable

Swimming Pool? Yes

## Location: Occitanie



## Gallery









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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days cooling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**



Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**



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