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A Super Cosy Flat Facing The Lake In A Small Residence With Swimming Pool.

Gruissan, Aude, Occitanie



€289,000

inc. of agency fees

2 Beds

1 Baths

Superb village by the sea and lake, 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

Near to Gruissan

Price €289,000

Bed 2

Bath

Land Tax N/A

Pool Yes

Property Description

Superb village by the sea and lake, 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 m2 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 m2 entrance hall + 26.6 m2 living room/kitchen opening onto a small terrace and access to the communal courtyard and swimming pool + 9 m2 bedroom with cupboard + WC + 4 m2 shower room (shower and 2 basins).

Upper = 14.6 m2 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 about1073 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

Property Id: 67451 Property Size: 60 m2

Bedrooms: 2
Bathrooms: 1

Reference: G289000E

Other Features

Terrace

Immediately Habitable
Latest properties
Near the coast
Outside space
Rental Potential
Swimming Pool

Summary

Property type: Apartment

Bedrooms: 2 Bathrooms 1

€289,000 Price

Key Information

Property Features: Immediately Habitable

Swimming Pool? Yes

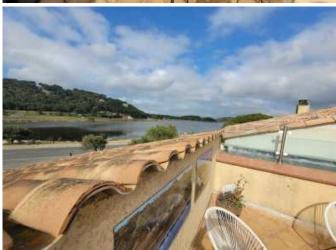
Location: Occitanie



Gallery











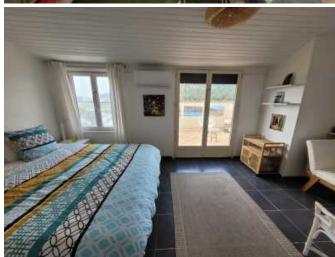






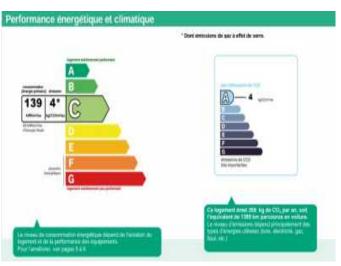














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C. BAUER – Sunday Times

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S. and L. BROWN



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