

Ref: A40199|AV11

Price: 429 000 EUR

agency fees to be paid by the seller

Spacious villa 168 m with Pool, Solar Panels, Double Garage & Ground-floor Bedrooms + Bathroom near Narbonne



INFORMATION

Town: Coursan

Department: Aude

Bed: 5

Bath: 2

Floor: 168 m2
Plot Size: 1000 m2













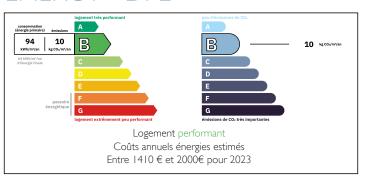
IN BRIEF

In the vibrant village of Coursan, just minutes from Narbonne and the Mediterranean, this detached family villa (168 m^2 , built in 2001) offers modern comfort and southern charm. Set on a private 1,000 m^2 plot with a 6 \times 10 m pool, garden, terraces, double garage, and extra parking, it is perfect for family living and entertaining.

Inside, a bright 27 m² living room flows into a dining room and a newly fitted kitchen (2024) with utility room. The ground floor features three bedrooms, including a primary with terrace access, a stylish bathroom (2021), dressing, and guest WC. Upstairs are two further bedrooms and a bathroom.

Equipped with solar panels, reversible air conditioning, fiber internet, and a new heating system (2024), the home boasts an excellent B/B energy rating.

ENERGY - DPE



Ideally located near Narbonne TGV, Béziers,

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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.



LEGGETT

IMMOBILIER INTERNATIONAL

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LOCAL TAXES

Taxe foncière: 3578 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

A modern family retreat with Mediterranean charm in Coursan

Imagine waking up in a light-filled villa, the scent of pine trees drifting from the nearby Massif de la Clape, and the Mediterranean Sea just a short drive away. Built in 2001, this detached family home of 168 m² combines modern comfort with the best of southern French living.

Set on a 1,000 m² enclosed plot, the property offers everything for a relaxed lifestyle: a 6 × 10 m swimming pool, a spacious garden, large partly covered terrace, and practical additions such as a double garage, a removable third garage, and two private parking spaces within the gate.

Inside, the house is designed for both family life and entertaining. A bright living room (27 m²) flows into the dining room (17 m²) and a newly installed open kitchen (20 m², 2024) with bar counter. From here, a utility room (11 m²) connects directly to the garage. The primary bedroom (13 m²) has access to the sun-drenched 50 m² terrace, and the ground floor also features a sleek bathroom (2021) with walk-in Italian shower, a dressing room, two additional bedrooms, and a guest WC. Upstairs, two more bedrooms share a bathroom, ideal for guests or a private office space.

The home is equipped with solar panels, reversible air conditioning, double glazing, fiber internet, a new heating system with hot water boiler (2024), and excellent insulation, reflected in its energy rating B/B. All recent works and installations come with invoices, giving...