

Investment opportunity central Narbonne , 4 bedroom house , plus three independent apartments , pool garage.

EXCLUSIVE



## INFORMATION

Town:	Narbonne
Department:	Aude
Bed:	7
Bath:	5
Floor:	333 m2
Plot Size:	200 m2

## IN BRIEF

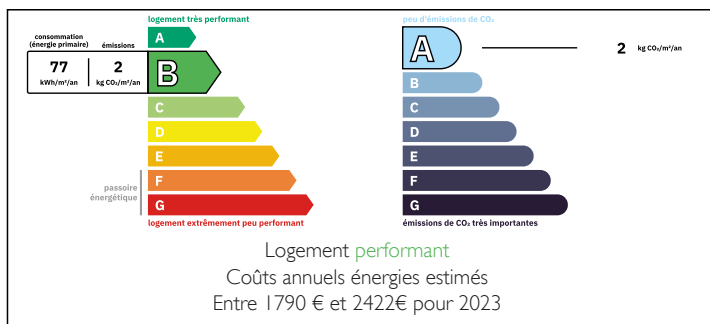
Outstanding investment opportunity in the heart of Narbonne, just steps from the Canal.

Fully renovated to a high standard, this 333m<sup>2</sup> townhouse offers multiple revenue streams: a stylish 4-bedroom main residence, one studio, and two independent one-bed apartments—all with immediate rental appeal.

With proven rental income and excellent occupancy rates, it delivers secure returns from day one. Investors will also benefit from a further 90m<sup>2</sup> of constructible surface, allowing expansion or the creation of additional units to maximise yield.

Sunny terraces and a brand-new luxury pool elevate rental desirability, while a large 2–3 car garage adds rare practicality in the city centre. Located within walking distance of Narbonne's lively shops, cafés, and restaurants, this property combines lifestyle, income, and growth potential in one exceptional

## ENERGY - DPE



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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.



## LOCAL TAXES

Taxe foncière:	4500 EUR
Taxe habitation:	EUR

## NOTES

## DESCRIPTION

### Exceptional Lifestyle & Investment Opportunity

The main residence has been thoughtfully updated with privacy-glass double-glazed windows and patio doors, ensuring comfort and energy efficiency. Inside, a vast 55 m<sup>2</sup> open-plan kitchen, dining and conservatory space creates the heart of the home, complemented by a stylish 43 m<sup>2</sup> lounge with feature insert fireplace large family bathroom, upstairs offers four bright bedrooms, and a veranda.

### Independent Apartments

Two on the ground floor with recent high-standard renovations including phonic insulation, the apartments provide excellent rental potential or guest accommodation:

28 m<sup>2</sup> studio with private terrace

34 m<sup>2</sup> one-bedroom apartment with terrace

1st floor

43 m<sup>2</sup> one-bedroom apartment

### Exteriors 200m2

Shower room, brand-new tiled pool, sun-soaked terraces and shaded seating areas create an ideal setting for outdoor living. Added to this is a rare 90 m<sup>2</sup> constructible terrace, offering scope to expand or increase rental yield.

### Prime Location

Situated in Narbonne, a dynamic Roman city only 15 km from the Mediterranean coast, the property benefits from a sought-after location with cafés, shops, and all amenities on the doorstep. The TGV station is within walking distance, linking you directly to major cities, while international airports at Montpellier, Toulouse, Béziers and Carcassonne provide easy flight options

This rare combination of lifestyle appeal and proven rental opportunity makes it an exceptional investment in the South of France.