



16, Avenue de la Marne - 65000 TARBES
Tel.: 0033 (0) 562.345.454 . - Fax : 0033 (0) 562.346.660
abafim.com
You can contact us by email using contact@abafim.com

Village house with tropezian terrace

211 000 € [Fees paid by the seller]

- Reference : AF26466
- Number of rooms : 4
- Number of bedrooms : 3
- Living space : 152 m²
- Land size : 80 m²
- Local taxes : 1 023 €



Located in a protected ecological zone 15 mins from the beaches of the Mediterranean Sea, in the area of Salles d'Aude, is this 152m² entirely renovated village home offering a comfortable living/dining room, a spacious independent kitchen, three bedrooms including a master suite, a bathroom, washroom and a roof terrace.

On entering the house, a wide corridor serves, to the left, the spacious 25m² kitchen, of which the rear section serves as a larder and storage space. To the right is the 30m² living/dining room which enjoys lots of natural light and opposite is the stairs leading up.

The first floor has an 8m² bathroom and two bedrooms (13m² & 16m²), a toilet with a laundry and two big storage cupboards (1.6m² & 2.4m²) in the passageway.

Continuing up to the second floor and the 12m² landing, you will discover the 28m² master bedroom with walk-in wardrobe, washroom with walk-in shower, toilet and a patio door opening to the roof terrace shaded at certain times of day by a majestic plane tree. A sun trap by day, it will serve as a place to take meals and enjoy time with friends and family long into the evening after a dip in the sea or stroll along the fine sand of the nearby Narbonne beaches.

You will be 15 mins from the beach and with over 300 sunny days a year, this is an ideal spot to feel as if you're always on holiday! 1h from Spain and 2h from skiing at Font-Romeu.

<https://fr.wikipedia.org/wiki/Salles-d%27Aude>

To facilitate, the numbers on the photos correspond to the location of the capture on the plans.

ENERGY CONSUMPTION : C (134)

GREENHOUSE GAS : A (4)