



INVESTMENT OPPORTUNITY CENTRAL
NARBONNE , 4 BEDROOM HOUSE , PLUS THREE
INDEPENDENT APARTMENTS , POOL GARAGE.

INVESTMENT
OPPORTUNITY CENTRAL
NARBONNE , 4 BEDROOM
HOUSE , PLUS THREE
INDEPENDENT
APARTMENTS , POOL...



PROPERTY FACT FILE

REFERENCE	A40224CSTII
PRICE	€ 720,000 £ 0* *agency fees to be paid by the seller
BEDROOM	7
BATHROOM	5
ACCOMMODATION	333 m ²
LAND	200 m ²
TOWN	Narbonne
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, Bed and Breakfast, Land with CU
CONDITION	
FEATURES	Mains drainage, Garage, Private parking

*Price based on current exchange rate which is subject to change



- Fabulous central location 1 min from the canal
- Investment opportunity house with income
- Three self contained rental apartments
- All recently renovated in excellent condition
- Outside luxury pool and terraces

INVESTMENT
OPPORTUNITY CENTRAL
NARBONNE , 4 BEDROOM
HOUSE , PLUS THREE
INDEPENDENT
APARTMENTS , POOL...
Ref : A40224CST11

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

Fully renovated to a high standard, this 333m² townhouse offers multiple revenue streams: a stylish 4-bedroom main residence, one studio, and two independent one-bed apartments—all with immediate

DESCRIPTION

****A Spacious Narbonne Home with Three Independent Apartments****

Thoughtfully updated for comfort and energy efficiency, the main residence features double-glazed windows and patio doors with privacy glass. A generous 55 m² open-plan kitchen, dining room and conservatory forms the heart of the home, while the 43 m² lounge offers a welcoming space with an inset fireplace. There is also a large family bathroom. Upstairs are four bright bedrooms and a veranda.

****Three Independent Apartments****

The property offers flexible accommodation for guests or rental use. The three independent apartments generate ****over €2,000 per month in rental income**** and offer the potential for steady, year-round lettings. Two are on the ground floor and have recently been renovated to a high standard, including sound insulation:

- A 28 m² studio with a private terrace
- A 34 m² one-bedroom apartment with a terrace

A further 43 m² one-bedroom apartment is located on the first floor.

****Outdoor Living****

The 200 m² outdoor area includes a newly tiled swimming pool, a shower room, sunny terraces and shaded seating areas. There is also a 90 m² terrace with potential for further construction, subject to the necessary permissions.

****Central Narbonne Location****

Cafés, shops and everyday amenities are close by, and Narbonne's TGV station is within walking distance. The Mediterranean coast is approximately 15 km away, while the airports at Béziers, Carcassonne, Montpellier and Toulouse offer ...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A40224CST11>

COMPLETE FILE AND PHOTO ON REQUEST

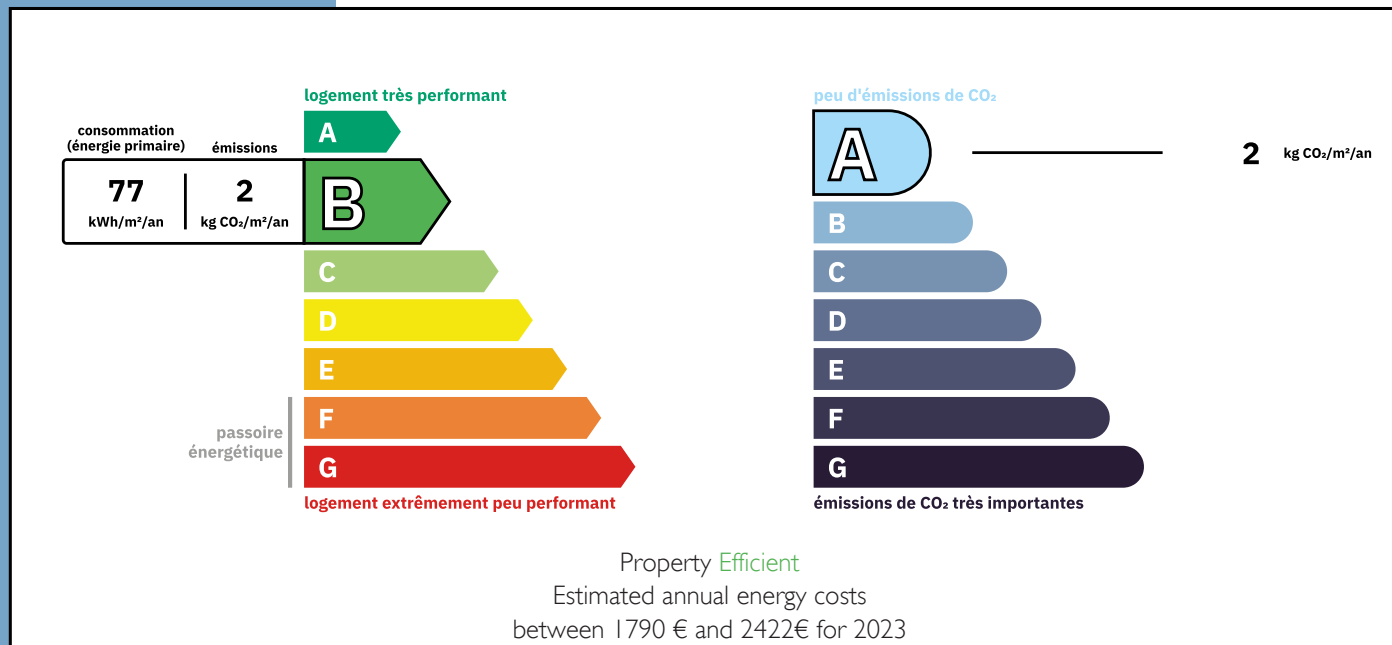


INVESTMENT OPPORTUNITY
CENTRAL NARBONNE , 4
BEDROOM HOUSE , PLUS
THREE INDEPENDENT
APARTMENTS , POO...

Ref : A40224CST11

ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>



NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A40224CST11
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr