



## Very Pretty Fisherman's House, Completely Renovated, Of 90 M2 With 3 Bedrooms, An Intimate Courtyard And Unique Location With Direct View Of The Lagoon.



### Informazioni sull'Agente

Nome:	Freddy Rueda
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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 312,481.52

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Occitanie
Città:	Bages
Cap:	11100
Pubblicato:	01/07/2025

### Descrizione:

Rare location in an seaside authentic village for this townhouse with direct views of the lagoon and sea, 5 minutes from Narbonne, in a highly sought-after village. A home to fall in love with.

Very pretty fisherman's house, completely renovated in 2007, with 90 m2 of living space including 2/3 bedrooms and 2 wash rooms/WC's, on the edge of the lagoon with direct views of the water and nature, in a picturesque, dynamic artists' village with 5 restaurants, a surf spot, and pink flamingos. A green and intimate 9 m2 courtyard at the level of the living room offers a direct view of the water. This unique house is not overlooked and is located in a timeless setting close to everything. A rare and precious location. Possibility of a shop, gallery, independent apartment on the ground floor if desired or simply for use as a large house.

Ground = 2 separate entrances if you want to separate the lower from the upper floors + 13 m2 room with triple bay window and professional sink giving direct access to the street and the lagoon/shores + 10



m2 room opening onto this front room (shower, laundry area) + WC + ideal as an Airbnb or office or art gallery or business (authorization obtained for this).

1st = 30 m2 living room/kitchen (upper and lower cabinets, hob, dishwasher) opening onto the intimate and green 9 m2 courtyard with a view of the water and boats.

2nd = 11 m2 bedroom with direct view of the water + 14 m2 bedroom with French doors opening onto the courtyard below, not overlooked.

3rd = Storage mezzanine of approximately 7 m2 or additional sleeping space for children.

Miscellaneous = Annual property tax of 400 Euros + estimated annual energy costs for standard use: between 1000 Euros and 1200 Euros per year including heating + modern electric radiators (house very easy to heat) + excellent sun exposure at the front and rear, especially in winter + unique, rare and highly sought-after location in a beautiful and authentic village + no work required as the house was completely renovated in 2007 by the previous owner, who was a professional builder + public parking right in front of the house.

Price = 269.000 Euros (Unique, rare, potential for income or business/gallery, quality of life, peace and beauty)

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](http://georisques.gouv.fr)

Property Id : 71915  
Property Size: 90 m2  
Bedrooms: 3  
Bathrooms: 2  
Reference: B269000E

## **Other Features**

Courtyard  
Immediately Habitable  
Latest properties  
Outside space  
Rental Potential

## **Comune**

Camere da letto:	3
Bagni:	2



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## Utility details

Heating: Si

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.239.692

