



## Duplex Apartment Facing The Lake With Swimming Pool



### Agent Info

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### Listing details

Property for: Sale  
Price: USD 340,551.91

### Location

Country: France  
State/Region/Province: Occitanie  
City: Gruissan  
ZIP code: 11430  
Posted: Apr 30, 2025

### Description:

In the heart of the old village, this superb 63 m2 duplex apartment on the 1st floor of a small residence of 12 apartments, will seduce you with its authentic charm and ideal location. Just a short walk from the local market, restaurants and shops, it offers a peaceful yet lively living environment. With its two comfortable bedrooms, two sunny terraces and breathtaking views, this cosy, warm cocoon is a real gem.

- Location: Superb village by the sea and lake, in the heart of the Narbonnaise Regional Park, with all shops and restaurants, 10 minutes from Narbonne.

- 1st Floor: 2.2 m2 entrance hall, 26.6 m2 living room/kitchen opening onto a small terrace and access to the communal courtyard and swimming pool, 9 m2 bedroom with cupboard, WC, 4 m2 shower room (shower and 2 basins).

- Upper Floor: 14.6 m2 bedroom with access to a south-facing terrace and lovely views over the pond, WC with washbasin.

- Outside: Private courtyard to the building with 8m x 4m swimming pool, 2 terraces, one with lovely views.



- Miscellaneous: Land tax of about 1073 Euros, estimated amount of annual energy consumption for standard use: between 752 Euros and 1018 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions), property located in the heart of the village close to shops/restaurants, property management charge of about 100 Euros/year, possibility of renting for 120 Euros/night or more in high season, reversible air conditioning, possibility to buy furnished.

Very good location.

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.

#### Other Features

Property Size: 60 m2

Bedrooms: 2

Bathrooms: 1

Immediately Habitable

Latest properties

Near the coast

Outside space

Rental Potential

Swimming Pool

Terrace

The department of Aude is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrenees-Orientales, Ariege, Tarn and Herault departments.

French property buyers look in this region due to its numerous and varied landscapes as well as the rich cultural heritage, Aude has become an ever popular destination recently due to the gastronomy of the region, as well as its many festivals and dramatic scenery.

Carcassonne is the cultural heart of the Aude department, and all through the region you will find lovely properties either to live in or to use as holiday homes. Aude is an agricultural area dominated by wine-growing in the east and the climate is that of the Mediterranean so summers are hot and dry and winters are mild and humid.

It is the perfect location if you are looking for a quiet life and to be in harmony with your surroundings.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French



translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

### Common

Bedrooms:	2
Bathrooms:	1
Lot Size:	50 sq m

### Building details

Outdoor Amenities:	Pool
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### Rental details

Furnished:	Yes
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### Lease terms

Date Available:	
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### Contact information

IMLIX ID:	IX6.887.756
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