

# AGENCE DE LA GRANDE MOTTE



**Cabinet Noblot**  
www.agence-grandemotte.com

04 67 56 52 47

499 000 €

**Buying apartment**

**4 rooms**

**Surface : 160 m²**

**Surface of the living : 32 m²**

**Year of construction : 1830 environ**

**View : Dégagée**

**Hot water : Individuelle**

**Inner condition : new**

**Standing : bourgeois**

**Building condition : good**

**Amenities :**

double glazing, gated, armored door, calm,  
lift, air conditioning

3 bedroom

1 terrace

1 bathroom

1 shower

3 WC

3 parkings

## Legal information

499 000 € fees included

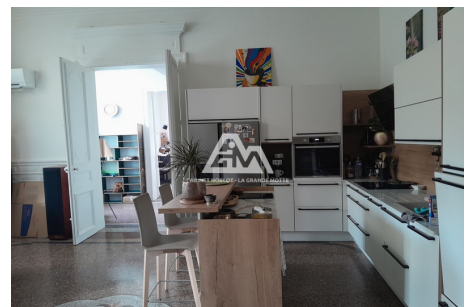
3,96% VAT of fees paid by the buyer  
(480 000 € without fees), well  
condominium (14 lots in the condominium),  
annual current expenses 1 800 €  
(150 € monthly), no current procedure,  
information on the risks to which this  
property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr).



## Apartment 6805 Narbonne

Rare in Narbonne - Quai Vallière - Magnificent comfortable and opulent  
Hausmannian apartment of 160 M² and a terrace of 45 M² - Amount of work in  
2023: - 3 minutes from the Narbonne market halls. Breakdown of parts: On one  
level: a 32 m² living room kitchen and a large 25 m² bedroom; a very beautiful  
contemporary fitted kitchen. A beautiful terrace with an unobstructed view of the  
park of the private property, a master bedroom with dressing room, shower and  
toilet, a real laundry area. Level -1: The unexpected! It is by a private elevator that  
you will change floors to access the bright basement with a living room, a bedroom  
to accommodate friends, family and a bathroom. Possibility of parking 3 cars in the  
reserved space in front of the large terrace. South exposure Co-ownership of 44  
lots DPE: C Property tax: €2,400 Monthly charges: €150 per month

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 1490 and 2080 € (reference year 2021,2022,2023)  
Document non contractuel - 30/09/2025



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Carte professionnelle 340220160000008991 - RCS 784 156 887

Code NAF 6831Z - SIRET 784 156 887 000 19 - Garantie financière : QBE Insurance - 110 Esplanade du Général de Gaulle - 92931 LA DEFENSE

CEDEX - Document non contractuel