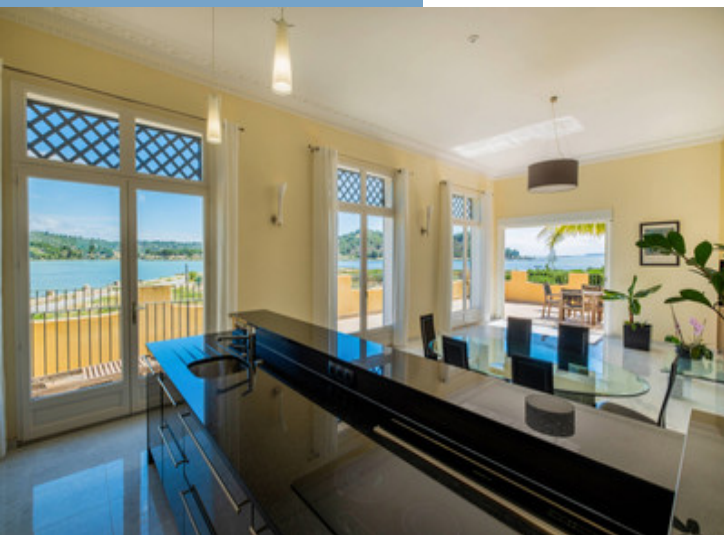




## LUXURY LAGOON LIVING: STUNNING HOME WITH 2ND 60 M2 SALON / OFFICE, SECLUDED GARDEN, POOL AND SCENIC VIEWS



LUXURY LAGOON LIVING:  
STUNNING HOME WITH  
2ND 60 M2 SALON /  
OFFICE, SECLUDED  
GARDEN, POOL AND  
SCENIC ...



PROPERTY FACT FILE	
REFERENCE	A29896JAVI I
PRICE	€ 1,210,000 £ 1,006,781* <small>*agency fees to be paid by the seller</small>
BEDROOM	4
BATHROOM	4
ACCOMMODATION	253 m <sup>2</sup>
LAND	1373 m <sup>2</sup>
TOWN	Peyriac-de-Mer
DEPARTMENT	Aude
LOCATION	Village property
TYPE	Maison de Vacances, House, Villa
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Other Drainage
<small>*Price based on current exchange rate which is subject to change</small>	



- Unique peaceful spot with incredible lagoon views
- 2nd salon/office private entrance amazing view
- Piscine élégante de 4x7 m dans un jardin isolé
- Lush Mediterranean Garden with Multiple Terraces
- Convenient and ample parking with room for a boat

LUXURY LAGOON  
LIVING: STUNNING HOME  
WITH 2ND 60 M2 SALON /  
OFFICE, SECLUDED  
GARDEN, POOL AND  
SCENIC ...

Ref : A29896JAV11

Discover the perfect blend of classic charm and modern elegance in this luxurious detached house in Peyriac-de-Mer, just 20 minutes from the historic town of Narbonne. Set in a tranquil location with breathtaking views over the lagoons and hills, this home offers ample space with four bedrooms (three of which have an ensuite bathroom)

## DESRIPTIF

Nestled in the picturesque village of Peyriac-de-Mer on the Mediterranean coast, 20 minutes from the historic town of Narbonne, this luxury detached house seamlessly blends classic charm from its 1980s construction with modern elegance from a 2008 extension. Enjoy breathtaking views of the lagoons and hills from a unique and serene location, just a 5-minute walk from the heart of the village. From this enchanting property, you can enjoy a scenic 45-minute bike ride to the historic Fontfroide Abbey, embark on a leisurely 6 km walk to the charming village of Bages, or simply take your boat out on the serene waters right next to the house.

### Key Features:

Location: Quiet, peaceful spot with spectacular views over the lagoons.

Possibility to have a 60 m<sup>2</sup> home office with private entrance and incredible views.

Pool: 4x7 meter mosaic-tiled salt water swimming pool in a private garden.

Terrace: 54 m<sup>2</sup> terrace with panoramic lagoon views.

Living Spaces: Two salons and two kitchens, one on each floor.

Bedrooms: 4 bedrooms (3 with ensuite bathrooms) with terrace access.

Additional Rooms: Office space, 9 m<sup>2</sup> open area on the first floor, laundry room, and a 61 m<sup>2</sup> garage with an electric roller door.

### Ground Floor:

- Living Room (35 m<sup>2</sup>) with matte polished travertine floor, Chamwood wood stove, and glass sliding doors opening to a covered wooden terrace with Unopiu pergola.

- Office space (11 m<sup>2</sup>)

- Kitchen (11 m<sup>2</sup>)

- A conservatory (20 m<sup>2</sup>)

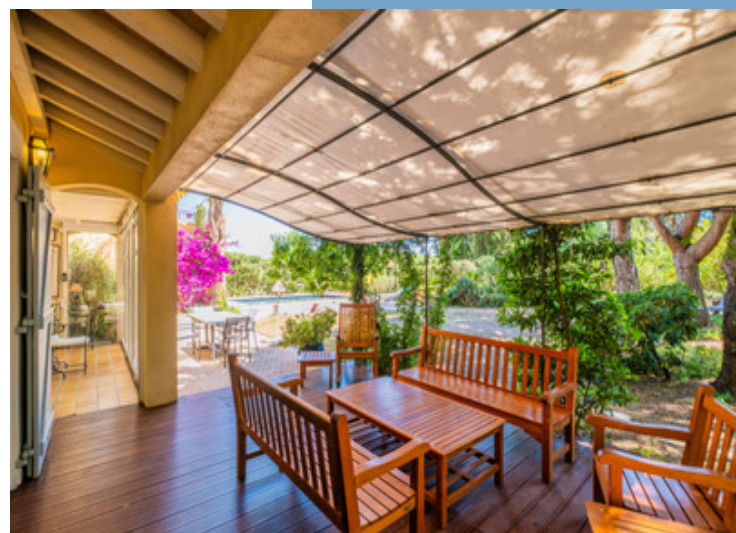
- Bathroom (5 m<sup>2</sup>) with toilet and shower

- B

### More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A29896JAV11>

COMPLETE FILE AND PHOTO ON REQUEST



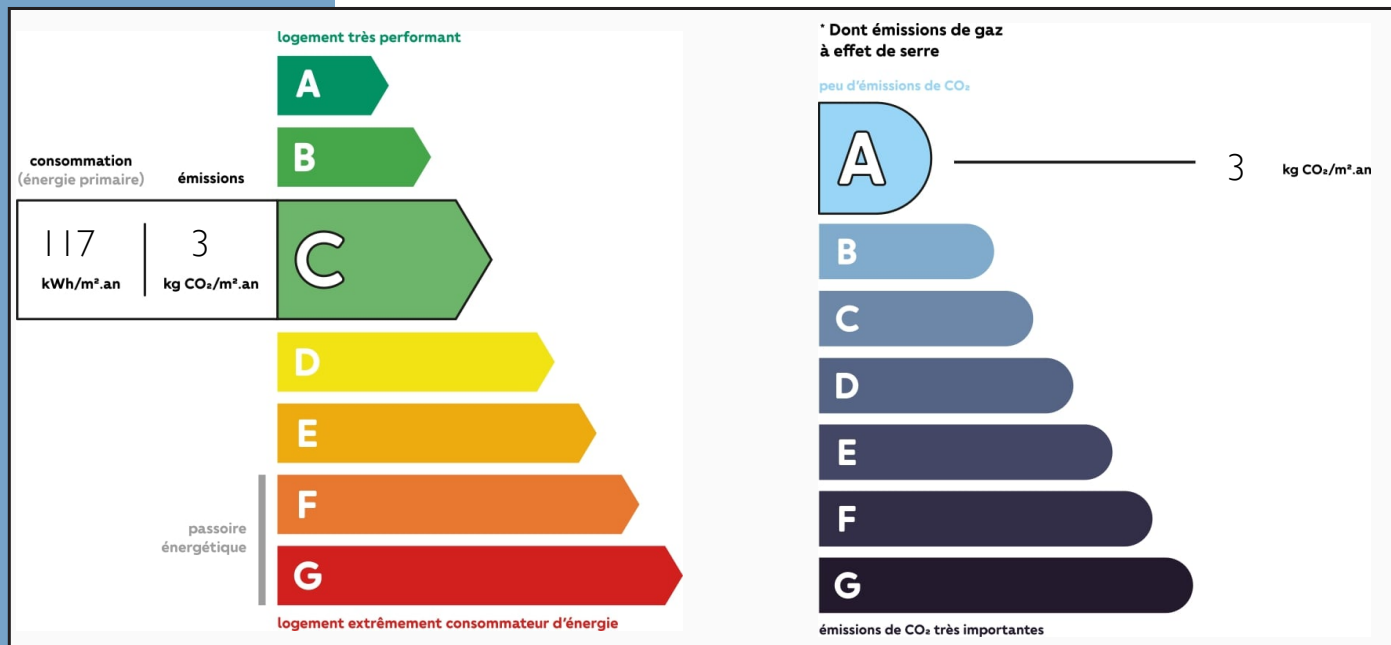


LUXURY LAGOON LIVING:  
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## ENERGIE-DPE

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



## NOTICE

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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 :A29896JAVI I  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto: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](mailto:prestige@leggett.fr)