



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

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## PROPERTY FACT FILE

REFERENCE	A29896JAVII
PRICE	€ 1,149,000 £ 0*
	*agency fees to be paid by the seller
BEDROOM	4
BATHROOM	4
ACCOMMODATION	253 m <sup>2</sup>
LAND	1373 m <sup>2</sup>
TOWN	Peyriac-de-Mer
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Villa
CONDITION	To be renovated
FEATURES	Swimming Pool, Mains Drains, Other Drainage

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



- 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

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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)

## DESCRIPTION

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 m2 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, Charnwood 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>)

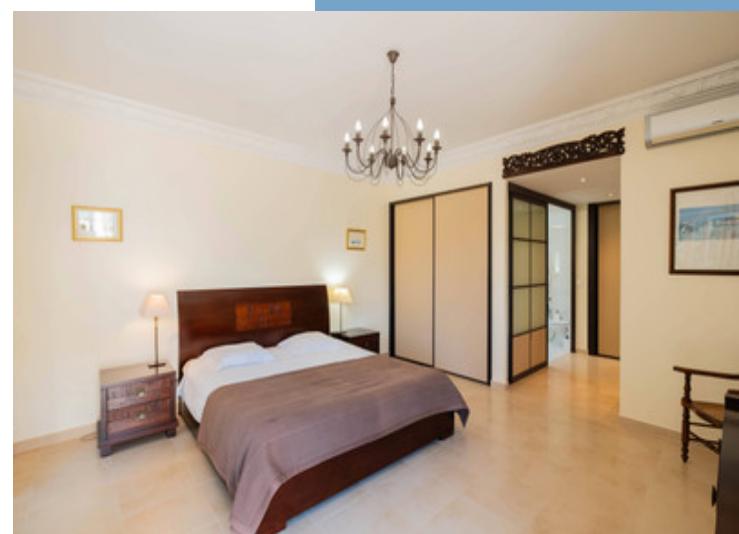
- Bathroom (5 m<sup>2</sup>) with toilet and shower

- B...

### More Online :

<https://leggett prestige.com/luxury-property-for-sale/view/A29896JAVII>

COMPLETE FILE AND PHOTO ON REQUEST

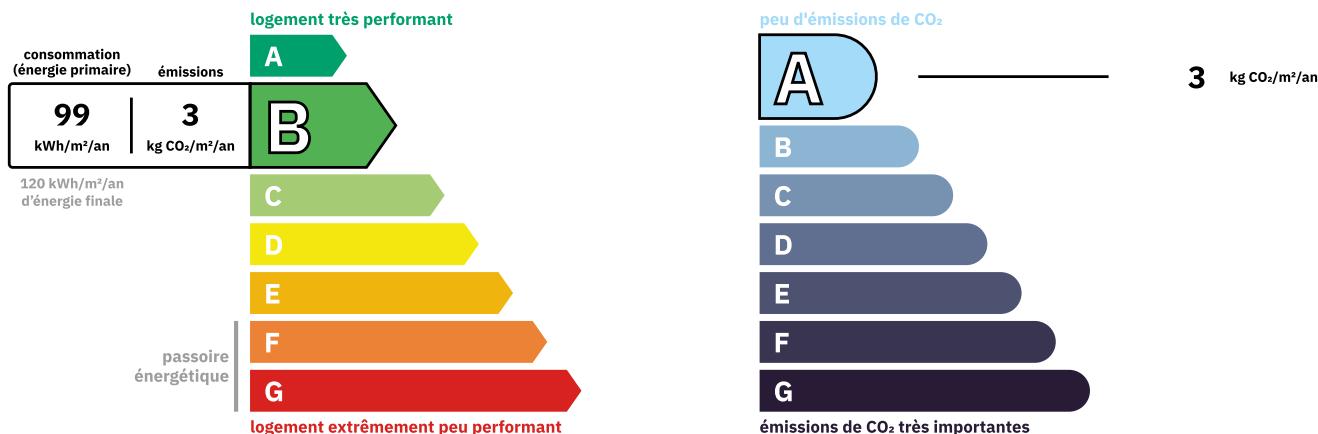


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## ENERGIE-DPE

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



Property Efficient

Estimated annual energy costs  
between 1649 € and 2231 € for 2023

## NOTICE

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## CONTACT

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FILE COMPLETE  
AND PHOTOS  
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