

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

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 08700115151 Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

www.leggettprestige.com

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





PROPERTY FACT FILE

REFERENCE	A29896JAV11
PRICE	€ 962,500 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	4
ACCOMMODATION	253 m²
LAND	1519 m²
TOWN	Peyriac-de-Mer
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Villa
CONDITION	To be renovated
FEATURES	Swimming Pool, Mains Drains, Garage

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





LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 0870011515l telephone: +33 553 608 488 E-mail: prestige@leggett.fr

- 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)



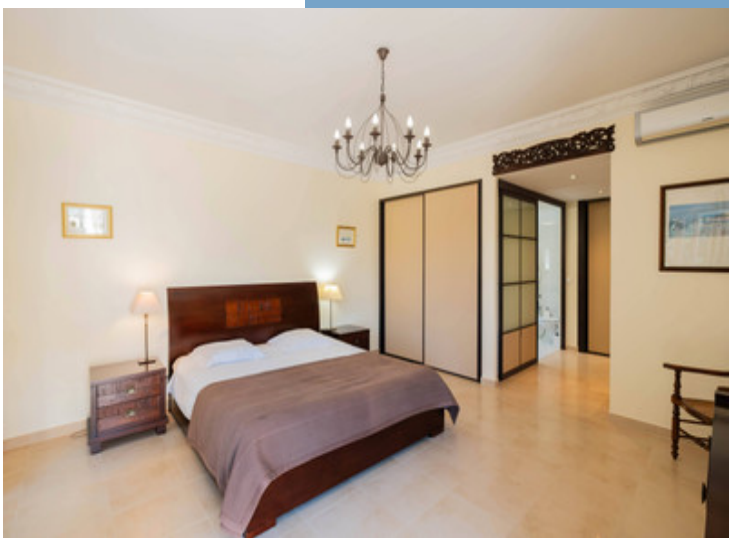
DESCRIPTION

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 m² 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 m² open area on the first floor, laundry room, and a 61 m² garage with an electric roller door.



Ground Floor:

- Living Room (35 m²) with matte polished travertine floor, Charnwood wood stove, and glass sliding doors opening to a covered wooden terrace with Unopiu pergola.
- Office space (11 m2)
- Kitchen (11 m2)
- A conservatory (20 m2)
- Bathroom (5 m2) with toilet and shower
- B...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A29896JAV11

COMPLETE FILE AND PHOTO ON REQUEST

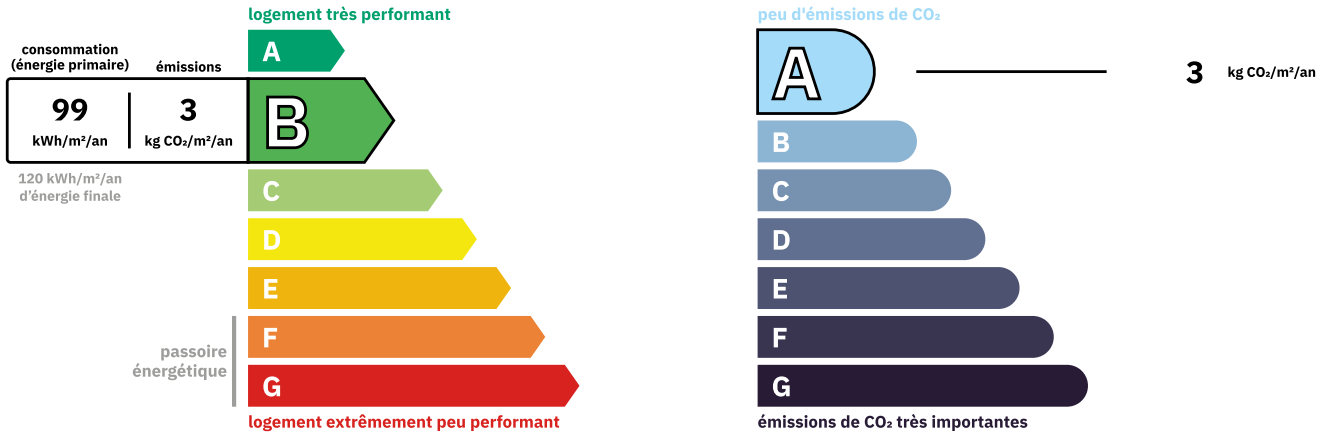
LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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

Ref : A29896JAV11

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

ENERGIE-DPE



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

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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 :A29896JAV11
FILE COMPLETE AND PHOTOS ON REQUEST

LEGGETT IMMOBILIER INTERNATIONAL
Téléphone : +33 553 608 488
E-mail: 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