



EXCEPTIONAL LAGOON-VIEW HOME WITH
POOL IN ONE OF SOUTHERN FRANCE'S MOST
DESIRABLE WATERSIDE VILLAGES

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PROPERTY FACT FILE	
REFERENCE	A46301IEG11
PRICE	€ 842,105 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	4
ACCOMMODATION	205 m ²
LAND	450 m ²
TOWN	Bages
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Family Home
CONDITION	Good condition
FEATURES	Swimming Pool, Mains Drains, Garage
*Price based on current exchange rate which is subject to change	



- Open living and terrace with lagoon views
- Pool with wooden deck & Mediterranean garden
- Four bedrooms, two master suites
- Two garages
- Minutes from Narbonne

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Designed to make the most of its exceptional setting, this elegant home enjoys breathtaking panoramic lagoon views from the spacious 65 m² open-plan living area and its magnificent 41 m² elevated terrace, creating seamless indoor-outdoor living. Four generous bedrooms, including two suites, a swimming pool and beautifully landscaped

DESCRIPTION

Set in an elevated position in the sought-after waterside village of Bages, this beautifully renovated home enjoys uninterrupted views across the lagoon. Designed around its remarkable setting, the spacious living area and panoramic terrace invite you to experience the changing light and colours of the Mediterranean landscape throughout the day. With four bedrooms, including two suites, a swimming pool and beautifully landscaped outdoor spaces, this is an elegant home that combines comfort, privacy and one of the area's most exceptional views.

Layout

Garden Level:

- Entrance hall
- 44 m² principal suite with dressing room and en-suite bathroom
- Guest bedroom with en-suite shower room
- Office (10.8 m²)
- Laundry room (13.4 m²)
- Access to the garden, pool and terraces
- Two garages (22.6 m² and 15.8 m²)

Upper Level:

- Spectacular 66 m² open-plan living and dining room with fireplace
- Semi-open fitted kitchen
- 41 m² panoramic terrace with uninterrupted lagoon views
- 28 m² principal suite with en-suite shower room
- Fourth bedroom
- Family shower room

Outside:

- Landscaped 200 m² (approx.) garden
- Swimming pool with wooden deck
- 42 m² covered terrace ideal for a summer kitchen
- Panoramic views over the Bages lagoon

PHOTO NOTE: Some images have been virtually staged to illustrate the property's potential. Where two photos appear, they show the room before and after virtual staging.

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A46301IEG11>

[COMPLETE FILE AND PHOTO ON REQUEST](#)

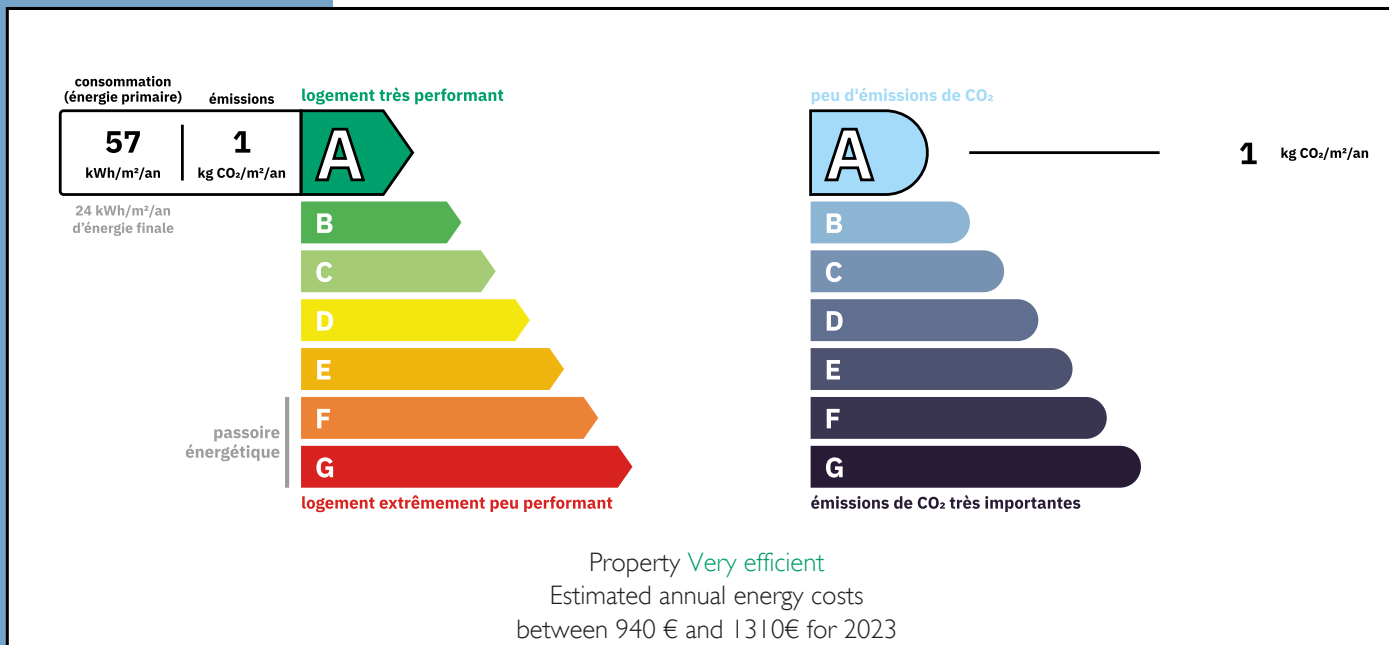


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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



NOTICE

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CONTACT

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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