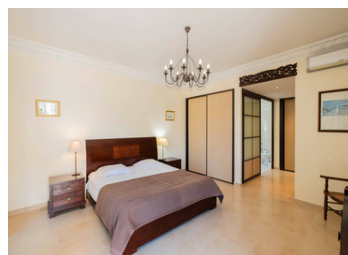


Luxury Lagoon Living: stunning home with 2nd 60 m2 salon / office, secluded garden, pool and scenic views



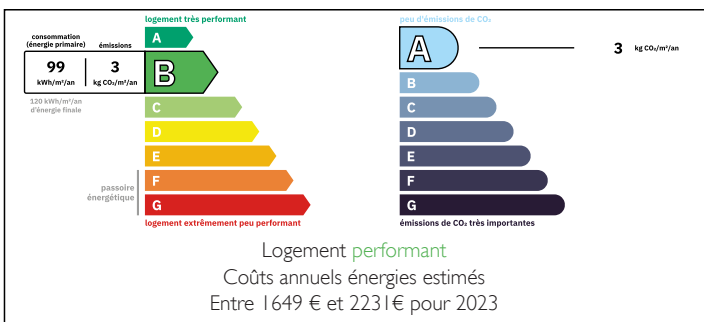
## INFORMATION

Town:	Peyriac-de-Mer
Department:	Aude
Bed:	4
Bath:	4
Floor:	253 m2
Plot Size:	1519 m2

## IN BRIEF

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) each with access to a terrace, two salons (one of which (60 m2) could also be a home office with a private entrance, kitchen and incredible views over the lagoon), two kitchens. Enjoy outdoor living with a mosaic-tiled salt water pool in a secluded garden, a 54 m<sup>2</sup> terrace on the first floor with spectacular views. Key features include a spacious 61 m<sup>2</sup> garage, an office space, laundry room, and a secure fenced property with an electric gate. Ideal for outdoor enthusiasts, you can...

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## 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 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.

## LOCAL TAXES

Taxe foncière: **6508 EUR**

Taxe habitation: **EUR**

## NOTES

### 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
- Bedroom (19 m<sup>2</sup>) with glass doors that open to...