

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



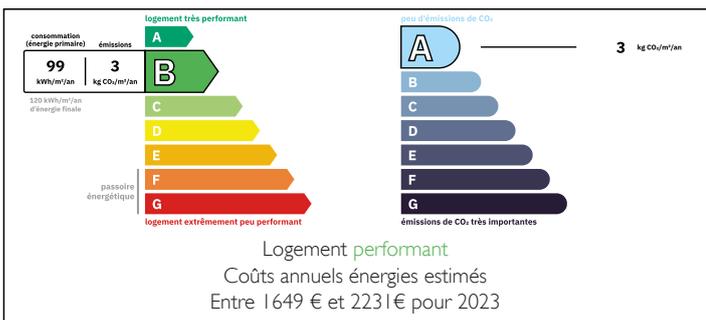
## INFORMATION

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



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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.



## LOCAL TAXES

**Taxe foncière: 6508 EUR**

**Taxe habitation: EUR**

## NOTES

## 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.

### 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...