

Fabulous character village house in the scenic village of Bages , two bedrooms and terrace ,stunning views .



## INFORMATION

Town:	Bages
Department:	Aude
Bed:	2
Bath:	2
Floor:	102 m2
Plot Size:	8 m2

## IN BRIEF

Welcome to this rare opportunity in the heart of the beautiful village of Bages, nestled on the shores of the saltwater lake, just minutes from Narbonne. This characterful 2-bedroom house is ideally located opposite the Lac de Bages, offering breathtaking views across the water and a truly picturesque setting.

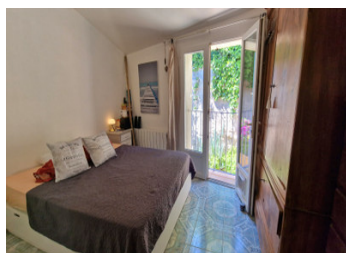
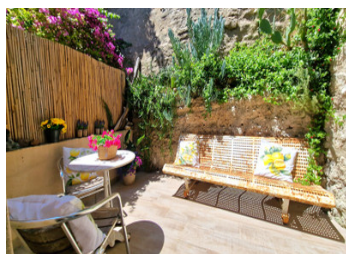
Property Features: 2 spacious bedrooms, Bright and open-plan living area

fully equipped kitchen, opening onto a charming rear terrace for private outdoor dining.

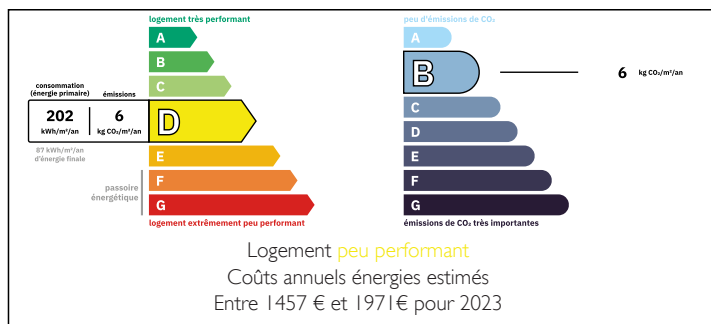
A versatile ground floor space, ideal for a commercial activity, artist's studio, or rental unit, including a separate room with shower /wc.

Uninterrupted views of the lake from the front perfect for sunsets and peaceful moments

Just steps from the waterfront and local amenities, this is a perfect property for a holiday home, permanent residence, or a business venture in an inspiring location. Bages is a sought-after artistic

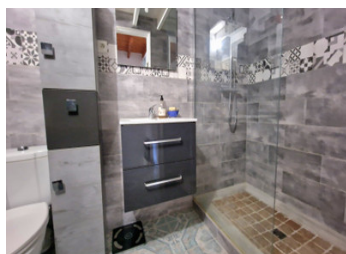


## ENERGY - DPE



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

The property offers luminous bright comfortable living space , with double glazing, electric heating and tiled flooring throughout

Ground Floor (RDC) – Possible Commercial Use

Commercial space: 15.83 m<sup>2</sup>

Including WC: 1.88 m<sup>2</sup>

Back room: 10.24 m<sup>2</sup>

with shower unit

First Floor

Lounge/kitchen /dining area : 34.48 m<sup>2</sup>

Terrace: 8.00 m<sup>2</sup>

2nd floor

Bedroom 1: 14 m<sup>2</sup>

Shower room 4m2

Bedroom 2: 12.45 m<sup>2</sup>

Hallway: 1.70 m<sup>2</sup>

## LOCAL TAXES

Taxe foncière: **376 EUR**

Taxe habitation: **EUR**

A Rare Find in an Exceptional Setting

Unrivalled Views | Authentic Charm | Unspoiled Nature

This is a rare opportunity to own a home in one of southern France's most picturesque and unspoiled villages. With sweeping views over the shimmering lagoon, surrounding vineyards, and Mediterranean hills, this property offers a truly stunning setting — ideal for a main residence, a holiday getaway, or an artist's retreat.

## NOTES

Why You'll Love This Property

Breathtaking panoramic views over the Etang de Bages-Sigean and natural parkland

Peaceful village atmosphere, rich in character and community

A protected architectural and natural setting — ensuring enduring charm and long-term value

Excellent access to Narbonne (6 km), Mediterranean beaches, A9 motorway, and Spain

A Natural Haven

Located within the Narbonnaise en Méditerranée Regional Natural Park, Bages is surrounded by