



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

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OFFICE, SECLUDED
GARDEN, POOL AND
SCENIC ...



PROPERTY FACT FILE	
REFERENCE	A29896JAVI I
PRICE	€ 962,500 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	4
ACCOMMODATION	253 m ²
LAND	1519 m ²
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	



- 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

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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.

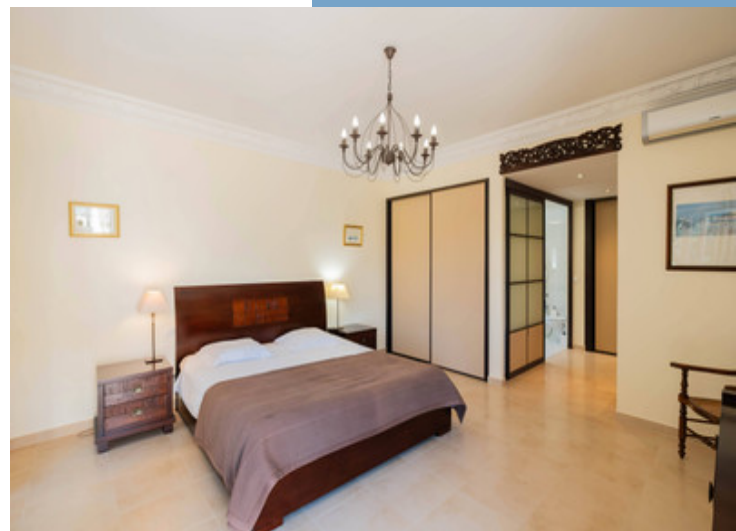
Ground Floor:

- Living Room (35 m²) with matte polished travertine floor, Chamwood 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/A29896JAVI I>

COMPLETE FILE AND PHOTO ON REQUEST



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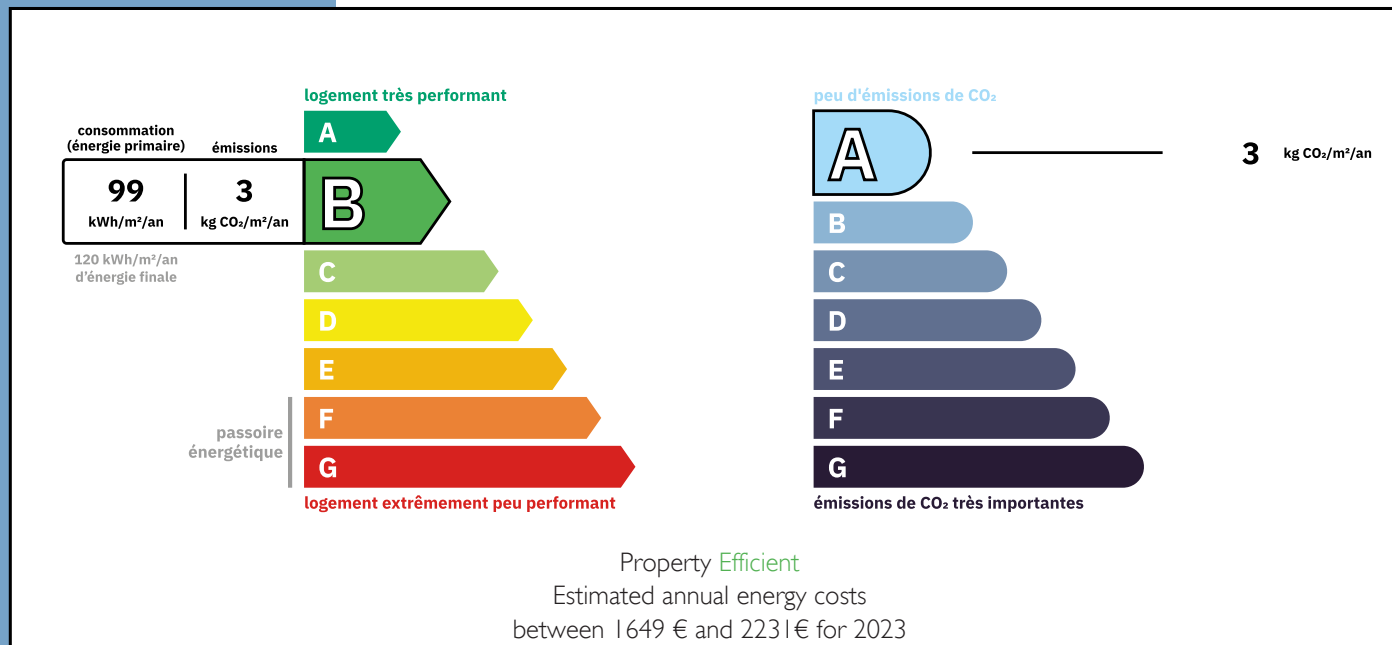
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ENERGIE-DPE

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



NOTICE

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CONTACT

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AND PHOTOS
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