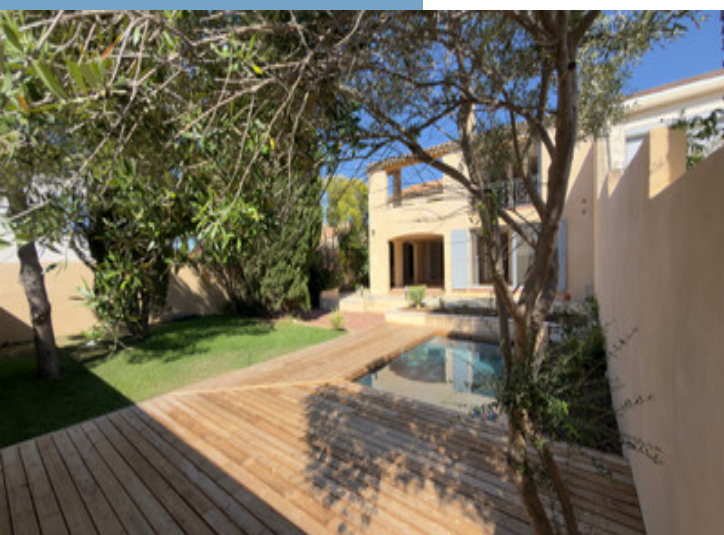
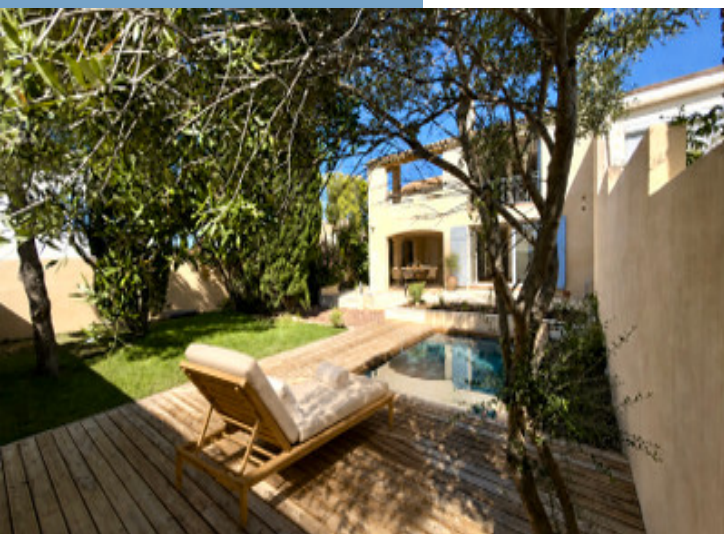




EXCEPTIONAL LAGOON-VIEW HOME WITH
POOL IN ONE OF SOUTHERN FRANCE'S MOST
DESIRABLE WATERSIDE VILLAGES

EXCEPTIONAL
LAGOON-VIEW HOME
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SOUTHERN FRANCE'S
MOST DESIRABLE
WATERSIDE VILLAGES...



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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MOST DESIRABLE
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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



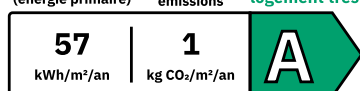
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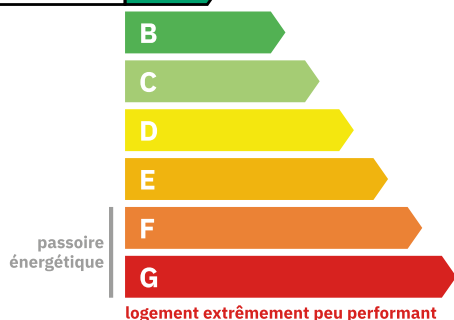
ENERGIE-DPE

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

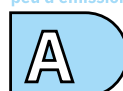
consommation (énergie primaire) émissions logement très performant



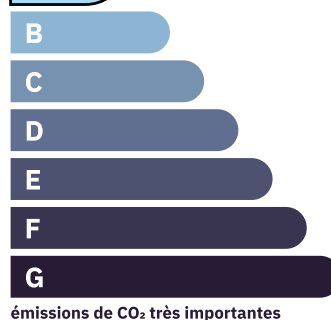
24 kWh/m²/an
d'énergie finale



peu d'émissions de CO₂



1 kg CO₂/m²/an



Property **Very efficient**
Estimated annual energy costs
between 940 € and 1310€ for 2023

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf : A46301IEG11
FILE COMPLETE
AND PHOTOS
ON REQUEST

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