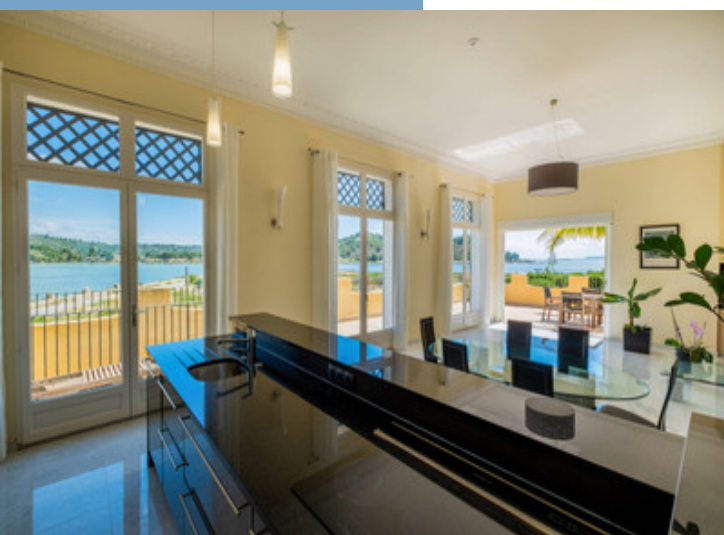




## LUXURY LAGOON LIVING: STUNNING HOME WITH 2ND 60 M2 SALON / OFFICE, SECLUDED GARDEN, POOL AND SCENIC VIEWS



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



PROPERTY FACT FILE	
REFERENCE	A29896JAVI I
PRICE	€ 1,149,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	4
ACCOMMODATION	253 m <sup>2</sup>
LAND	1373 m <sup>2</sup>
TOWN	Peyriac-de-Mer
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Villa
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Other Drainage
*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

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

Ref : A29896JAVI I

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)

## DESCRIPTIF

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.

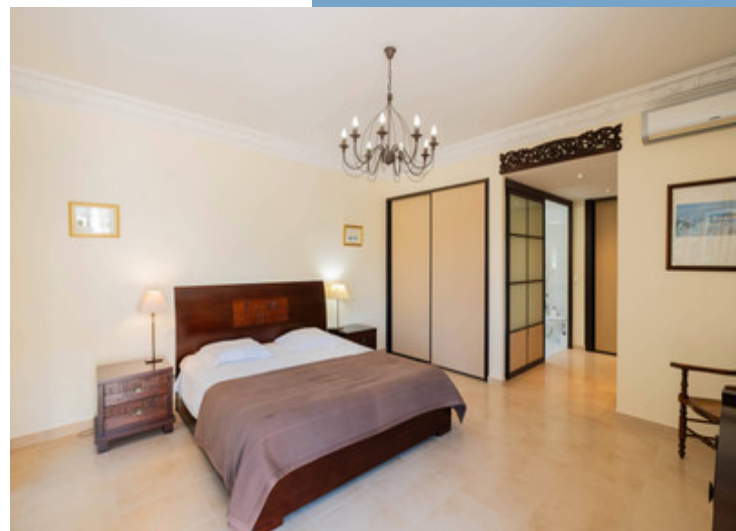
### Ground Floor:

- 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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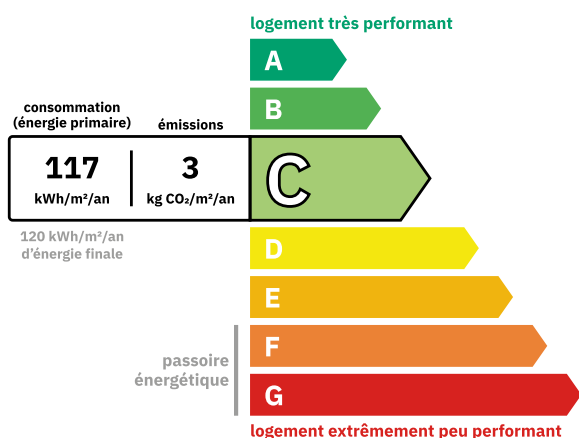


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## ENERGIE-DPE

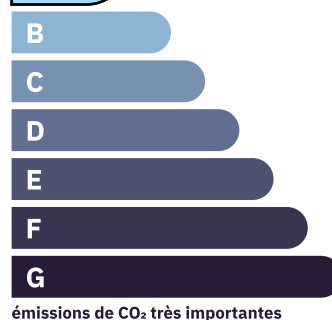
Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>



peu d'émissions de CO₂

A

3 kg CO₂/m²/an



Property Moderately efficient  
Estimated annual energy costs  
between 1649 € and 2231€ for 2023

## NOTICE

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

I: 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 : A29896JAVI I  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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