

Villa With Pool, Splendid Panoramic Views, Peyriac-de-mer

Peyriac-de-Mer, Aude, Occitanie





At a Glance

Reference	MFH-CB83160988	
Bed	5	

Near to Peyriac-de-Mer

Pool Yes

 Price
 €1,225,000

 Hab.Space
 253 sqm

 Land Tax
 N/A

Property Description

In a unique setting, this villa located on the banks of the Peyriac-de-mer pond, offers sublime views, exceptional light with flamboyant colors at sunrises and sunsets.

Located on a plot of 1519m² divinely planted with Mediterranean species with a swimming pool, having been

extended in 2008, the house has 253m² of living space as well as 279m² of usable space (various terraces, garage, shelters).

It opens on the ground floor onto an entrance hall leading to a living room with stone fireplace, and a large bay window opening to a shaded terrace, a separate fully equipped kitchen leading to a veranda overlooking the garden and the swimming pool, an office (or a bedroom), a bathroom, a corridor, a bedroom with adjoining bathroom, a pantry, a laundry room and a large garage of 61m².

The first floor includes a large landing that can be used as an office, a very beautiful master suite with dressing room and shower room leading to its terrace with views, 2 other bedrooms with adjoining shower room and bathroom, a very bright and large living room with equipped kitchen and dominant views over the pond, ideal in winter as it opens onto a sunny terrace.

The exteriors offer two carports, and various other parking spaces. While being out of sight, this villa is at walking distance of the amenities.

Peyriac-de-Mer is a peaceful village, ideally located, close to many destinations: Narbonne (15 minutes), Port la Nouvelle (20 minutes), Gruissan (30 minutes), Perpignan (44 minutes), Carcassonne (55 minutes). In the heart of the Narbonnaise Regional Natural Park, this Côte du Midi village has retained its small medieval streets, its typical "place du village" and its fountain in the shade of the trees between land of vines, hills and coastline.

Summary

Property type: Bedrooms: Price Modern Villa 5 €1,225,000

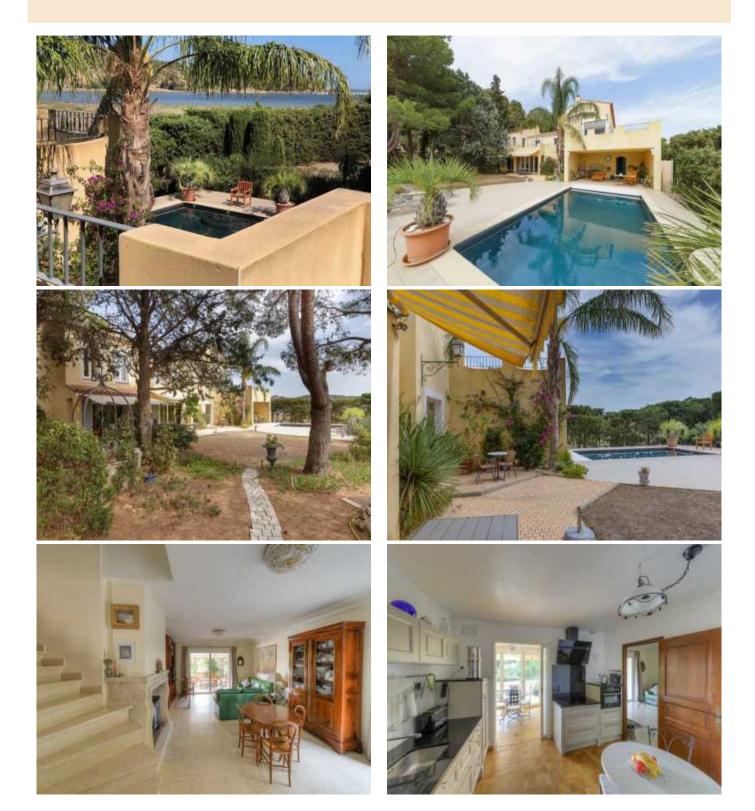
Key Information

	Year Built:	1985
	Internal Area:	253 sqm
	Number of Fireplaces:	1
Property Features:		
•	Swimming pool	
	Swimming Pool?	Yes
	Has Air Conditioning?	Yes

Location: Occitanie



Gallery

























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