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

Peyriac-de-Mer , Aude , Occitanie



# €1,225,000

inc. of agency fees

5 Beds

253 sqm

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 1519m<sup>2</sup> divinely...

### At a Glance

**Reference** MFH-CB83160988

**Near to** Peyriac-de-Mer

**Price** €1,225,000

**Bed** 5

**Pool** Yes

**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 1519m<sup>2</sup> divinely planted with Mediterranean species with a swimming pool, having been

extended in 2008, the house has 253m<sup>2</sup> of living space as well as 279m<sup>2</sup> 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 61m<sup>2</sup>.

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:	Modern Villa
Bedrooms:	5
Price	€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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