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## Former Cellar Fully Renovated With Garden, Swimming Pool, Bages D'aude

**Bages , Aude , Occitanie**



# €749,000

inc. of agency fees

4 Beds      287 sqm      0.32 ha

Ideally located at less than 10 minutes walk from the Bages and Peyriac de Mer lagoon and set in a peaceful setting surrounded by nature. This former wine estate offers 287m<sup>2</sup> of living space and sits...

### At a Glance

**Reference** MFH-CB83247814  
**Bed** 4  
**Land** 0.32 ha

**Near to** Bages  
**Pool** Yes

**Price** €749,000  
**Hab.Space** 287 sqm  
**Land Tax** N/A

### Property Description

Ideally located at less than 10 minutes walk from the Bages and Peyriac de Mer lagoon and set in a peaceful setting surrounded by nature. This former wine estate offers 287m<sup>2</sup> of living space and sits on a plot of 3222m<sup>2</sup> planted with pine trees.

The house opens on the ground floor onto a large relaxation/living room area equipped with a jacuzzi, a laundry room and a storage room leading to various large cellars.

The 1st level consists of a second bright living room with exposed beams and high ceilings, a separate kitchen, a relaxation area with sauna and shower all opening onto a 100m<sup>2</sup> terrace with open views with a swimming pool, a barbecue area and a shaded outdoor dining area, 4 bedrooms, including a master suite and two bathrooms.

The house also has cellars totaling 135m<sup>2</sup>, a very large garage of 80m<sup>2</sup> which could potentially be transformed or just useful storage space.

Bages is a fishing village, a land of vines, located in the Narbonnaise regional park, just 5 minutes South of Narbonne and 15 minutes from the beaches.

Between the sea, mountains, lagoons and canals, Bages allows you to enjoy numerous landscapes while being a place popular with art galleries and artists. It is also the starting point for several hikes.

## Summary

Property type:	Countryside house
Bedrooms:	4
Price	€749,000

## Key Information

Year Built:	1889
Internal Area:	287 sqm
Land Area:	0.32 ha

### Property Features:

- Air-conditioning
- |                       |     |
|-----------------------|-----|
| Swimming Pool?        | Yes |
| Has Air Conditioning? | Yes |

## Location: Occitanie

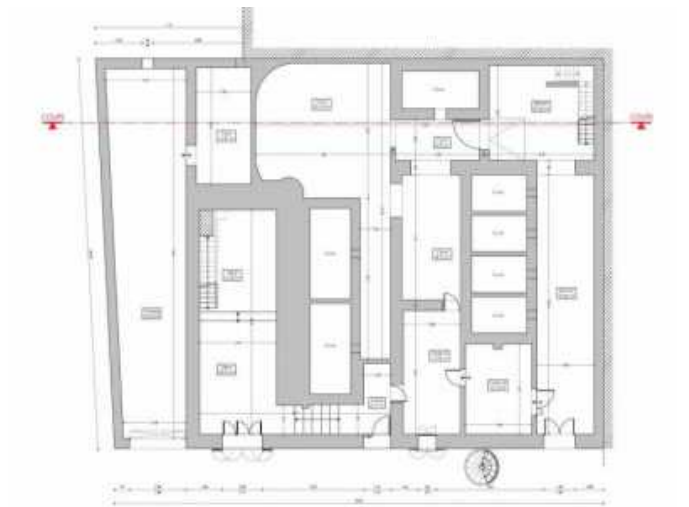


## Gallery

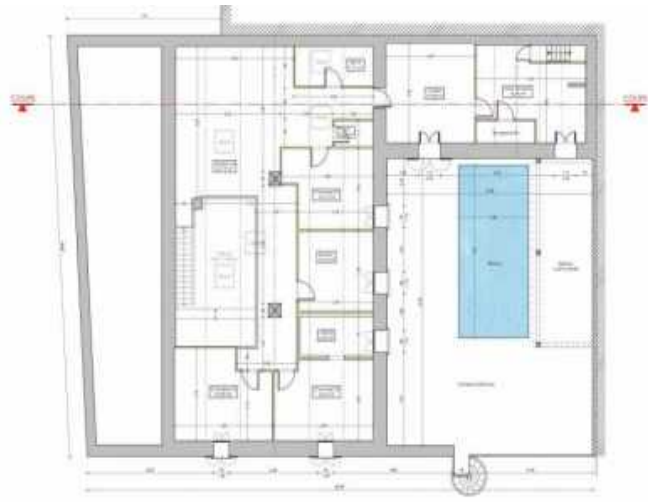












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**C. BAUER – Sunday Times**

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