

[Click to view MFH-CB83160988](#)

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 1519m² divinely...

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:	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







As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail Yorkshire Post FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7

excellent rates

Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2024 my-french-house.com All Rights Reserved