

Exceptional Lagoon-View Home with Pool in One of Southern France's Most Desirable Waterside Villages



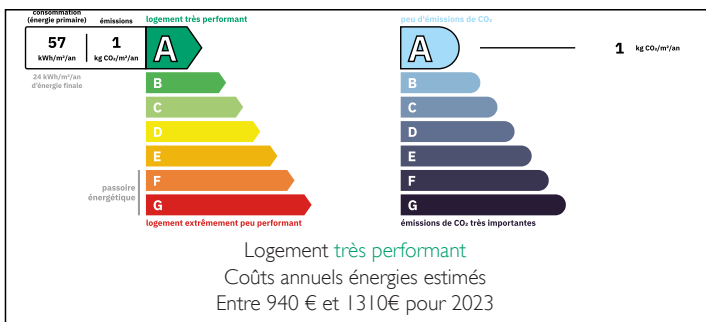
INFORMATION

Town:	Bages
Department:	Aude
Bed:	4
Bath:	4
Floor:	205 m2
Plot Size:	450 m2

IN BRIEF

Designed to make the most of its exceptional setting, this elegant home enjoys breathtaking panoramic lagoon views from the spacious 65 m² open-plan living area and its magnificent 41 m² elevated terrace, creating seamless indoor-outdoor living. Four generous bedrooms, including two suites, a swimming pool and beautifully landscaped terraces provide exceptional comfort for family and guests. Nestled in one of the region's most sought-after waterside villages, just minutes from Narbonne and the Mediterranean coast, this is a home where every day feels like a holiday.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 3267 EUR

NOTES

DESCRIPTION

Set in an elevated position in the sought-after waterside village of Bages, this beautifully renovated home enjoys uninterrupted views across the lagoon. Designed around its remarkable setting, the spacious living area and panoramic terrace invite you to experience the changing light and colours of the Mediterranean landscape throughout the day. With four bedrooms, including two suites, a swimming pool and beautifully landscaped outdoor spaces, this is an elegant home that combines comfort, privacy and one of the area's most exceptional views.

Layout

Garden Level:

Entrance hall

44 m² principal suite with dressing room and en-suite bathroom

Guest bedroom with en-suite shower room

Office (10.8 m²)

Laundry room (13.4 m²)

Access to the garden, pool and terraces

Two garages (22.6 m² and 15.8 m²)

Upper Level:

Spectacular 66 m² open-plan living and dining room with fireplace

Semi-open fitted kitchen

41 m² panoramic terrace with uninterrupted lagoon views

28 m² principal suite with en-suite shower room

Fourth bedroom

Family shower room

Outside:

Landscaped 200 m² (approx.) garden

Swimming pool with wooden deck

42 m² covered terrace ideal for a summer kitchen

Panoramic views over the Bages lagoon

PHOTO NOTE: Some images have been virtually staged to illustrate the property's potential. Where two photos appear, they show the room before and