



MAISON 'BOURGEOISE' WITH 5 EN-SUITE  
BEDROOMS, ONE BED GITE, SWIMMING POOL  
AND STUNNING GARDENS



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## PROPERTY FACT FILE

REFERENCE	A37923DAL34
PRICE	€ 949,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	6
BATHROOM	7
ACCOMMODATION	296 m <sup>2</sup>
LAND	2650 m <sup>2</sup>
TOWN	Adissan
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Family Home
CONDITION	Good condition
FEATURES	Swimming Pool, Private parking, Barns - outbuildings

\*Price based on current exchange rate which is subject to change



- Self-contained 1 bedroom gite
- Spacious gardens featuring 12x6 swimming pool
- Central village location
- Large barn - partly converted
- Close to Pézenas

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New and Exclusive to Leggett Immobilier: Discover this stunning 'Bourgeoise maison'. The main house, arranged over three floors, offers spacious living on the ground floor, including a generous lounge, kitchen, and dining room. The first floor features the first of two en-suite bedrooms, alongside a large library and office. The top floor

## DESCRIPTION

Tucked behind a grand façade in the heart of Adissan, this elegant maison bourgeoise offers a unique blend of privacy, charm, and potential—ideal for a spacious family home or a boutique business retreat. The property includes an independent gîte, swimming pool, a large partly converted barn with potential for further development, and plenty of space to explore.

Entering the ground floor, the spacious hallway offers access to a large lounge stretching front to back with a large open fireplace. The fully equipped kitchen with feature sink and island opens to the rear terrace, and the elegant dining room offers views of the church at the front of the property.

The original stone staircase takes you to the first floor. Two en-suite bedrooms offer views of the garden, while a large library and office offer views of the church at the front.

The second floor offers a further three en-suite bedrooms, including the largest bedroom at the front with a spacious bathroom and dressing area.

From the rear covered terrace, you'll immediately notice the tranquil gardens, with the central fountain leading you away from this ideal entertaining space. The property is set on over 2,000 sqm of Mediterranean parkland, offering a 12x6 heated saltwater swimming pool and a covered summer kitchen with Mediterranean-style BBQ, bar, and terrace—a serene space for dining, relaxing, or entertaining.

To the side of the garden, you'll find a large barn. The ground floor offers a spacious wor...

More Online :  
<https://leggettprestige.com/luxury-property-for-sale/view/A37923DAL34>

COMPLETE FILE AND PHOTO ON REQUEST

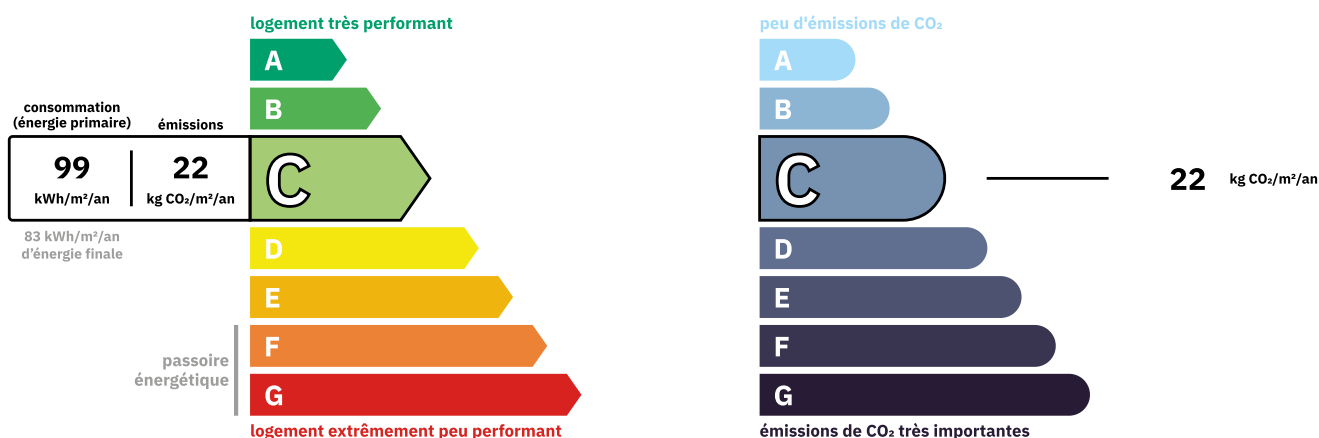


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## ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>



Property Moderately efficient  
Estimated annual energy costs  
between 3312 € and 4482€ for 2021

## NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf : A37923DAL34  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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