LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



EXCEPTIONAL TRADITIONAL WINE GROWER'S HOUSE WITH BEAUTIFUL GARDEN, POOL AND GARAGE CLOSE TO PEZENAS.

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PROPERTY FACT FILE

REFERENCE	A45898RAB34
PRICE	€ 825,000 £ 0* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	5
ACCOMMODATION	321 m²
LAND	400 m²
TOWN	Pézenas
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Family Home
CONDITION	
FEATURES	Swimming Pool, Mains drainage, Garage

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





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- Beautiful traditional maison vigneronne
- Stunning garden with pool and terraces
- 5 ensuite bedrooms and several reception rooms
- Flexible accomodation with revenue potential
- Village location close to Pezenas

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Tucked away in the heart of the highly sought-after village of Saint Pons de Mauchiens, this exceptional former wine grower's house is a rare and remarkable property that effortlessly combines timeless character with modern comfort. This home has been beautifully renovated throughout, preserving the original charm while introducing



DESCRIPTION

Behind its discreet façade lies the true surprise of this home – a breathtaking, professionally landscaped garden. Richly planted to provide colour and interest throughout the seasons, this private oasis is centred around a swimming pool and offers an atmosphere of complete tranquillity. Whether enjoying a quiet morning coffee beneath the trees, entertaining family and friends on warm summer evenings, or simply relaxing beside the pool, this enchanting garden is undoubtedly the heart of the property and an extraordinary find in the centre of a vibrant village.



Two delightful terraces further enhance the outdoor living, each offering its own unique atmosphere. One overlooks the garden, while the other enjoys lovely open views across the surrounding countryside beyond the village rooftops.

The accommodation is arranged as follows:
The ground floor comprises an entrance hall with access to the large garage, together with a completely independent apartment currently operated as a successful gîte. This self-contained space includes a generous entrance with laundry area, a spacious open-plan living room with fitted kitchen, two ensuite bedrooms, and a covered terrace opening directly onto the garden and swimming pool. Perfect for holiday rentals, extended family, or visiting guests, it offers complete independence from the main house.

The principal living accommodation occupies the first floor and is elegant and welcoming. A spacious living and dining room, bathed in natural...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A45898RAB34

COMPLETE FILE AND PHOTO ON REQUEST

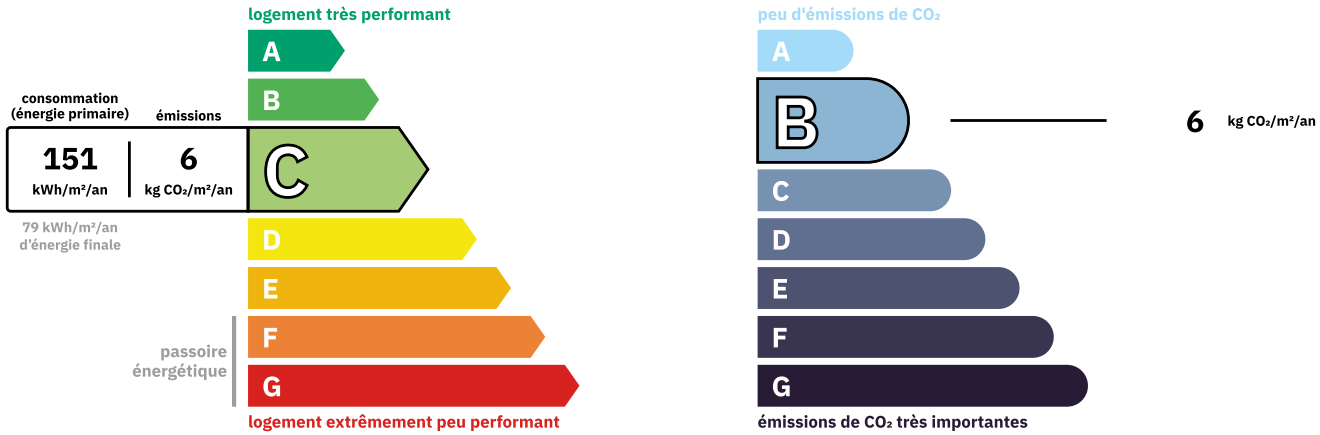
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 4390 € and 6000€ for 2023

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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 :A45898RAB34
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