

Exceptional traditional wine grower's house with beautiful garden, pool and garage close to Pezenas.



INFORMATION

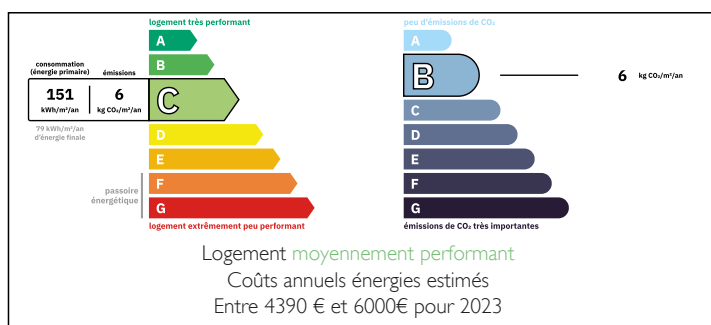
Town:	Pézenas
Department:	Hérault
Bed:	5
Bath:	5
Floor:	321 m2
Plot Size:	400 m2

IN BRIEF

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 contemporary features such as reversible air conditioning, creating a house that is both elegant and practical.

Offering approximately 320m² of beautifully presented living space across three floors, this substantial village residence provides wonderfully flexible accommodation with five ensuite bedrooms, making it equally suited as a magnificent family home, a luxurious holiday residence, or a property with excellent income potential.

ENERGY - DPE



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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.



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 light, opens through several doors onto a beautiful raised terrace, offering a wonderfully private setting for outdoor dining and entertaining. The spacious kitchen with dining...

LOCAL TAXES

Taxe foncière: 2909 EUR

NOTES