



Character House with Pool in Landscaped Garden



Στοιχεία μεσίτη

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Όνομα εταιρείας:	Cle France Ltd
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Experience since:	
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 937,616.99

Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Occitanie
Πόλη:	Caux
Ταχυδρομικός κωδικός:	34720
Δημοσιεύθηκε:	31/03/2026

Περιγραφή:

Located in Caux, just minutes from Pezenas, in the heart of a charming village, discover this superb stone house of approximately 315 m², elegantly combining old-world charm with modern amenities. From the moment you enter, you will be captivated by its generous proportions, abundant natural light, and authentic materials (stone, exposed beams), creating a warm and refined atmosphere.

The property offers excellent flexibility with up to 7 bedrooms, including a master suite, as well as inviting living spaces and fully equipped kitchens. A separate area allows for accommodating family and friends or developing a bed and breakfast or guesthouse business.

Outside, a true haven of peace awaits: a landscaped garden with no overlooking neighbours, a patio of approximately 70 m², terraces, and a heated saltwater pool to fully enjoy every season.

A 65 m² garage with a shower and toilet, modern appliances, and solar panels complete this exceptional property.

A unique location, ideal for a primary residence, secondary residence or a tourism project, in a privileged



environment between sea, vineyards and heritage.

The department of Hérault is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrénées-Orientales, Ariège, Tarn and Aude departments.

Widely regarded as possibly the most dynamic department in Languedoc Roussillon with Montpellier as its capital and the popular seaside resorts of Sète and Grande Motte bringing in millions of tourists every summer, the Hérault department is certainly busy and growing.

But despite all the activity along the coast, the interior of Hérault is as beautiful and unspoiled as it has always been. The Hérault countryside is glorious, driving away from the coast into the foothills of the Black Mountains you can get lost in an ocean of vines.

Villages in the department of Hérault are incredibly pretty. Roquebrun is stunning, with its bridge and old water mill on the river Orb. St Guilhem-le-Desert is also beautiful - and one of Languedoc's top tourist spots.

Hérault is also a favourite of Brits looking to move to the area. Pezenas and Lodeve are both popular towns - Pezenas used to be the region's capital and is becoming quite chic.

In short - the department combines beautiful countryside with the buzz and glamour of a major city (Montpellier).

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit www.clefrance.co.uk



Κοινά

Κρεβατοκάμαρες:	7
Μπάνια:	3
Μέγεθος αυλής:	426 τ.μ

Building details

Outdoor Amenities:	Pool
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Lease terms

Date Available:

Contact information

IMLIX ID: IX8.294.594

