



## 8 room, 324m2 Character property for sale in Nezignan l'èveque - 395 000 € \*



### Στοιχεία μεσίτη

Όνομα:	Patrick Gibbins
Όνομα εταιρείας:	Artaxa Immo Sarl
Χώρα:	France
Experience since:	2008
Τύπος υπηρεσίας:	Selling a Property
Specialties:	Property Type: Apartments, Houses
Τηλέφωνο:	
Languages:	French
Site:	

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 456,966.77

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Occitanie
Ταχυδρομικός κωδικός:	34120
Δημοσιεύθηκε:	03/06/2026

### Περιγραφή:

Exceptional Village Home with Guest House - Over 300m2 of Character, Charm & Potential

Nestled in the heart of the highly desirable village of Nezignan-l'Éveque, just minutes from the historic market town of Pezenas, this remarkable property offers a rare opportunity to own two homes in one.

Dating back more than 500 years, this beautifully preserved residence combines authentic character with modern comfort, providing over 300m2 of versatile living space. Whether you're seeking a spacious family home, a multi-generational residence, a holiday retreat, or a property with proven rental potential, this unique home offers endless possibilities.

### The Main House

Full of charm and original features, the main house includes:

3 generous bedrooms

2 shower rooms



A spacious country-style kitchen with fireplace and wine cellar

A stunning first-floor lounge flooded with natural light and featuring a wood-burning stove

A mezzanine sitting area

A summer kitchen currently used as an office, with potential for an additional bedroom

A private terrace with lovely open views over the surrounding village and countryside

The flexible layout offers excellent scope to create further bedrooms or bathrooms, allowing the property to adapt to your lifestyle. Additional benefits include gas central heating, double glazing, and an abundance of period character throughout.

The Independent Guest House (Gite)

Adjacent to the main house, the fully furnished guest house offers complete independence while retaining the possibility of being reconnected to create one substantial residence.

The accommodation comprises:

Open-plan living, dining and kitchen area

Comfortable first-floor lounge

2 bedrooms

Family bathroom

Ideal for holiday rentals, visiting family and friends, or generating a valuable additional income stream.

A Property That Truly Offers It All

Properties of this size, character and versatility are exceptionally rare. With two homes under one roof, income potential, flexible living arrangements, and an enviable location in one of the region's most sought-after villages, this is a unique opportunity not to be missed.

Whether you're looking for a permanent residence, a lock-up-and-leave holiday home, or a lifestyle investment in the South of France, this outstanding property delivers on every level.

Arrange your viewing today and discover the extraordinary potential of this one-of-a-kind village home.

Information on the risks to which this property is exposed is available on the website Georisques



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## Our Fee Schedule

\* Agency fee : Agency fee included in the price and paid by seller.

(2) Monthly payment from. A credit commits you and must be repaid. Check your borrowing abilities before you commit.

### **Κοινά**

Κρεβατοκάμαρες:	4
Τελειωμένα τετραγωνικά πόδια:	324 τ.μ

### **Room details**

Total rooms:	8
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### **Utility details**

Heating:	Ναί
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### **Rental details**

Furnished:	Ναί
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### **Lease terms**

Date Available:	
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### **Contact information**

IMLIX ID:	IX8.542.132
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