



## 9 room, 160m2 Villa for sale in Pezenas - 375 000 € \*



### Info Agente

|                   |                    |
|-------------------|--------------------|
| Nombre:           | Patrick Gibbins    |
| Nombre empresa:   | Artaxa Immo Sarl   |
| País:             | Francia            |
| Experience since: | 2008               |
| Tipo de servicio: | Selling a Property |
| Specialties:      |                    |
| Property Type:    | Apartments, Houses |
| Teléfono:         |                    |
| Languages:        | French             |
| Sitio web:        |                    |

### Detalles del anuncio

|                 |             |
|-----------------|-------------|
| Propiedad para: | Venta       |
| Precio:         | EUR 375,000 |

### Ubicación

|                          |            |
|--------------------------|------------|
| País:                    | Francia    |
| Estado/Región/Provincia: | Occitanie  |
| Ciudad:                  | Pezenas    |
| Código postal:           | 34120      |
| Publicado:               | 17/08/2026 |

### Descripción:

Spacious Family Villa with Exceptional Versatility, Just Minutes from the Heart of Pezenas

Ideally located on the edge of the historic town of Pezenas, this generous villa offers the perfect combination of space, flexibility and relaxed Mediterranean living.

Set within a pleasant, private garden, this welcoming home extends to approximately 160 m2 and has been thoughtfully arranged to accommodate a variety of lifestyles. Whether you are looking for a spacious family home, a property for multi-generational living, somewhere to work from home, or a house with excellent guest accommodation, this villa offers outstanding potential.

The bright and comfortable living areas have been designed for everyday family life and entertaining alike, with large openings that create a natural connection between the interior and the outdoor spaces. The garden provides a peaceful setting to enjoy long summer lunches, family gatherings or simply relax in the sunshine.

The generous accommodation offers remarkable flexibility, allowing the rooms to be adapted as



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bedrooms, home offices, hobby rooms or guest suites according to your needs. This versatility is a rare advantage for buyers seeking a home that can evolve with changing lifestyles.

## Key Features

Approximately 160 m2 of living space

Flexible accommodation ideal for family living or home working

Bright, spacious reception rooms

Well-equipped kitchen

Private garden with plenty of space for outdoor living

Garage and private parking

Peaceful residential setting

Just minutes from the centre of Pezenas and all amenities

One of the property's greatest strengths is its location. Pezenas is one of the most sought-after towns in Occitanie, celebrated for its beautifully preserved historic centre, lively cafes, renowned restaurants, artisan boutiques and vibrant weekly market. The Mediterranean beaches, Beziers, Montpellier and excellent transport links are all within easy reach, making this an ideal permanent residence or holiday home.

Offering generous living space, a highly adaptable layout and an enviable location close to one of the South of France's most desirable market towns, this villa represents an excellent opportunity for those seeking comfort, convenience and an exceptional quality of life.

A home ready to welcome your next chapter in the South of France.

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

## 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.

## Común

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|----------------------------|--------|
| Dormitorios:               | 7      |
| Pies cuadrados terminados: | 160 m2 |



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Tamaño del lote: 430 m2

## Room details

Total rooms: 9

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.820.441

