



## 9 room, 279m2 Vineyard residence for sale in Saint thibery - 350 000 € \*



### Ügynök információ

Név:	Patrick Gibbins
Cégnév:	Artaxa Immo Sarl
Ország:	France
Experience since:	2008
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments, Houses
Telefon:	
Languages:	French
Weboldal:	

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 399,384.19

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Occitanie
Irányítószám:	34630
Feladta:	2026. 06. 30.

### Leírás:

In the heart of Saint-Thibery, discover this authentic character-filled winegrower's house offering exceptional potential.

Behind its charming facade lies a rare property of 279 sqm of living space, where the authenticity of period features meets an ambitious and flexible project, ideal both as a large family home or a high-quality rental investment.

A majestic and functional ground floor

From the moment you enter, the tone is set:

Spectacular entrance hall enhanced by beautiful cement tiles

Grand original staircase with undeniable character

Approx. 100 sqm garage, ideal for multiple vehicles or a professional project

Courtyard, small garden and outbuilding, offering valuable outdoor spaces in the heart of the village



First floor: charm and generous volumes (118 sqm - nearly completed)

This level immediately captivates with its warm atmosphere and preserved authenticity:

Beautiful, light-filled living and dining area

Kitchen opening onto a 40 sqm terrace, a real asset for outdoor living, with direct access down to the garden

Master suite with shower room

One additional bedroom, bathroom and separate WC

Exposed beams, terracotta tiles and period flooring throughout

Only a few finishing touches remain, but this floor can be quickly made fully habitable and already offers a high-quality standard.

Second floor: a high-potential project

The owners planned the creation of two Type 3 apartments, each of approximately 60 sqm:

Living areas with kitchen

Two bedrooms per apartment

Shower room and WC

Works remain to be completed; however, all materials (kitchens, sanitary fittings, etc.) are already on site, a significant advantage for completing the project without major additional costs.

A rare opportunity

Potential division into three apartments (main residence plus rental units, or full investment project)

Large family home full of character, with outdoor spaces and generous volumes

Sought-after location in Saint-Thibery, a lively and authentic village

Period charm, generous surfaces and strong value-enhancement potential

A unique and evolving property, appealing both to lovers of historic homes and to savvy investors.

Contact the agency to explore this opportunity further.



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.

## Gyakori

Hálósobák:	6
Kész négyzetméter:	279 nm
Telekméret:	260 nm

## Room details

Total rooms:	9
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## Lease terms

Date Available:

## Contact information

IMLIX ID:	IX8.655.446
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