



## Character House with Pool in Landscaped Garden



### Informazioni sull'Agente

Nome:	David Evans
Nome della ditta:	Cle France Ltd
Nazione:	United Kingdom
Experience since:	
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefono:	+44 (1440) 820-358
Languages:	English, French
Sito web:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 942,315.21

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Occitanie
Città:	Caux
Cap:	34720
Pubblicato:	31/03/2026

### Descrizione:

Located in Caux, just minutes from Pezenas, in the heart of a charming village, discover this superb stone house of approximately 315 m<sup>2</sup>, 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 m<sup>2</sup>, terraces, and a heated saltwater pool to fully enjoy every season.

A 65 m<sup>2</sup> 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).

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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.

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## Comune

Camere da letto: 7  
Bagni: 3  
Dimensione del lotto: 426 mq

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.294.594

