



10 room, 270m2 Villa for sale in Caux - 520 000 € *



Informazioni sull'Agente

Nome:	Patrick Gibbins
Nome della ditta:	Artaxa Immo Sarl
Nazione:	France
Experience since:	2008
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefono:	
Languages:	French
Sito web:	

Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 520,000

Posizione

Nazione:	France
Stato / Regione / Provincia:	Occitanie
Città:	Caux
Cap:	34720
Pubblicato:	26/10/2026

Descrizione:

FOR SALE - UNIQUE VILLA WITH SWIMMING POOL AND 4 SELF-CONTAINED APARTMENTS IN CAUX

Just a few minutes from Pezenas, in the charming village of Caux, discover this distinctive property offering a wealth of possibilities. Tucked away at the end of a private driveway, it enjoys a peaceful setting, free from traffic noise and overlooking neighbours.

Set on a fully enclosed **1,069 m2 plot**, this approximately **270 m2 villa** stands out for its unique layout, comprising four independent apartments spread over two floors. Offering exceptional flexibility, it is ideally suited to a holiday rental business, a family home or a multi-generational living project.

A property with multiple possibilities

The ground floor comprises two apartments of 125 m2 and 40 m2, while the first floor, accessed independently via an external staircase, offers two additional apartments of 50 m2 and 49 m2.



This configuration allows each living space to remain independent while offering a range of possible uses. The two ground-floor apartments could also be combined to create a larger living area.

Whether you are looking to develop a holiday rental business, operate guest accommodation, enjoy a main residence with additional rental income or accommodate an extended family while maintaining privacy and independence, this property offers outstanding versatility.

An inviting outdoor space

Enjoy the Mediterranean lifestyle in the privacy of your own garden, complete with a **10 x 5 m swimming pool**, with a gently sloping depth ranging from approximately 90 cm to 1.60 m.

The outdoor area also features a barbecue, an outdoor bar and a traditional bread and pizza oven, creating the perfect setting for entertaining family and friends or welcoming holiday guests.

Comfortable features and practical amenities

Well maintained and renovated over the years, this 1990s villa benefits from a range of useful features, including:

- Reversible air conditioning for heating and cooling.
- Solar heating, supplemented by an oil-fired boiler when sunshine is insufficient.
- A private 83-metre-deep borehole.
- Fibre-optic internet.
- A workshop of approximately 17 m² and a technical room.

The apartments are sold furnished, making it easier to consider a rental project, subject to the relevant checks and formalities.

Attractive holiday rental potential

Thanks to its four independent living spaces, this property offers an excellent opportunity to develop a tourist accommodation business.

As an indication, the holiday rentals can command rates of up to **€1,000 per week during the high season**, depending on the apartment, the period and the rental conditions. Actual income will depend on occupancy rates, operating costs and the rental strategy adopted.

A versatile property in a sought-after setting

Looking for a distinctive property offering peace, space and investment potential? This villa combines



privacy, flexibility and an attractive outdoor lifestyle, all within easy reach of Pezenas and the everyday amenities of Caux.

Contact us today to arrange a viewing and discover the full potential of this unique property.

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

Our Fee Schedule Sold furnished

* 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.

Comune

Camere da letto:	4
Finito piedi quadrati:	270 mq
Dimensione del lotto:	1069 mq

Room details

Total rooms:	10
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Utility details

Heating:	Si
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Building details

Outdoor Amenities:	Pool
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Rental details

Furnished:	Si
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Lease terms

Date Available:

Contact information

IMLIX ID:	IX9.101.992
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