



## Lovely 18th Century Mansion B&B Potential and Pool



### Agent Info

|                   |   |
|-------------------|---|
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### Listing details

|               |                |
|---------------|----------------|
| Property for: | Sale           |
| Price:        | USD 773,328.65 |

### Location

|                        |              |
|------------------------|--------------|
| Country:               | France       |
| State/Region/Province: | Occitanie    |
| City:                  | Faugeres     |
| ZIP code:              | 34600        |
| Posted:                | Apr 20, 2026 |

### Description:

REDUCED in price - Elegant late 18th century mansion offering approximately 250 m2 of fully renovated living space, combining old-world charm with modern comfort. The property comprises 6/7 bedrooms and 4 shower rooms, making it ideal for a large family or hospitality business. On the ground floor, you will benefit from an additional 160 m2 comprising a large garage and superb vaulted cellars. In the attic, three additional rooms offer a nice storage space or an extra 35 m2 dormitory room.

Outside, a 45 m2 terrace extends the living room and offers an unobstructed view and plenty of sunshine. A 600 m2 garden with a swimming pool, boules court and play area, located just across the driveway (not adjoining), completes the property.

The layout makes it easy to develop a seasonal rental business, while maintaining a separate space for the owners.

A spacious, bright and charming property, ideal for a family or tourism project.

- Location: Hamlet 5 minutes from Faugeres, 5 minutes from Laurens and Bedarieux, 25 minutes from Beziers and Pezenas, 35 minutes from the beaches and Beziers airport.



- Ground floor: 40 m<sup>2</sup> garage, superb 18th-century vaulted cellars measuring 60 m<sup>2</sup> and 40 m<sup>2</sup>, one of which has been converted, two rooms measuring 10 m<sup>2</sup> each, one with access to the outside, ideal for storage.
- 1st floor: Entrance via the 45 m<sup>2</sup> terrace with commanding views, into a 10 m<sup>2</sup> entrance hall, 32 m<sup>2</sup> living/dining room with beautiful period fireplace and insert, 22 m<sup>2</sup> fitted kitchen (oven, induction hob, microwave, refrigerator, freezer, extractor hood, sink, wall and base units), possibility of separate apartment: hall/office area of 11 m<sup>2</sup>, shower room of 14 m<sup>2</sup> (basin, separate toilet, walk-in shower), lounge of 24 m<sup>2</sup> with separate entrance and fireplace, bedroom of 14 m<sup>2</sup> with French window onto balcony.
- 2nd floor: 3 bedrooms of 16.80 m<sup>2</sup>, 18 m<sup>2</sup>, 8 m<sup>2</sup>, 20 m<sup>2</sup> en-suite bedroom with 7 m<sup>2</sup> shower room (basin, toilet, shower) also accessible from the hallway, 12.7 m<sup>2</sup> en-suite bedroom with 7 m<sup>2</sup> shower room (shower, washbasin, WC), 11 m<sup>2</sup> bathroom (bath, WC, vanity unit, heated towel rail).
- Attic floor: 2 convertible rooms measuring 12.40 m<sup>2</sup>, 13 m<sup>2</sup>, 33 m<sup>2</sup> dormitory bedroom (air-conditioned).
- Outside: 45 m<sup>2</sup> terrace under a canopy, opposite the house, 4 metres away, a superb character garden with a fully equipped summer kitchen (base units, hob, fridge) and WC, covered area in an old stone building housing the beautiful 250-year-old bread oven and barbecue area, tiled swimming pool (8×4.5m) with electrolysis, natural stone paved areas, outdoor shower, alarm, large garden area with petanque court, water points in the garden, charming, intimate.

Miscellaneous: Reversible air conditioning in all rooms and heated towel rails in all bathrooms, double glazing, property tax of 1706 Euros, estimated amount of annual energy consumption for standard use: between 2436 Euros and 3296 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions), separate water meters for garden and house, no work required, furniture negotiable (entirely new).

Price: 659.000 Euros (Superb property!)

The prices are inclusive of agents fees (paid by the vendors).

The notaire's fees have to be paid on top at the actual official rate.

#### Other Features

Property Size: 250 m<sup>2</sup>

Property Lot Size: 772 m<sup>2</sup>

Bedrooms: 7

Bathrooms: 4

Immediately Habitable

Latest properties

Outside space



Prestige  
Private parking/Garage  
Rental Potential  
Swimming Pool  
Terrace  
With Land/Garden

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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## **Common**

Bedrooms: 7  
Bathrooms: 4  
Lot Size: 772 sq m

## **Room details**

Indoor Features: Fitted kitchen

## **Building details**

Outdoor Amenities: Pool

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX8.388.916

