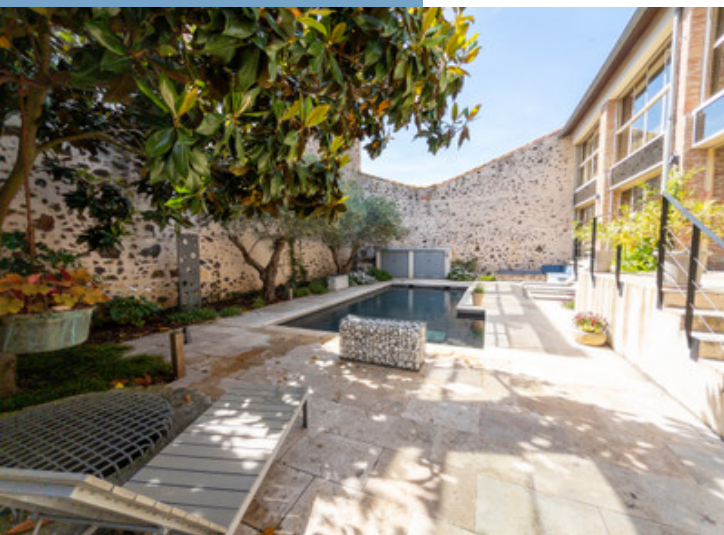




STUNNING 4-BEDROOM CHARACTER HOME  
WITH POOL, COURTYARD - NEAR PÉZENAS &  
THE MEDITERRANEAN



STUNNING 4-BEDROOM  
CHARACTER HOME WITH  
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## PROPERTY FACT FILE

REFERENCE	A36998DAL34
PRICE	€ 695,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	4
BATHROOM	4
ACCOMMODATION	242 m <sup>2</sup>
LAND	480 m <sup>2</sup>
TOWN	Saint-Thibéry
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Family Home
CONDITION	
FEATURES	Swimming Pool, Garage, Private parking

\*Price based on current exchange rate which is subject to change





- Beautifully Renovated with Original Character
- Private Courtyard with Natural-Style Pool
- Spacious Layout with Versatile Living Options
- Private covered parking
- Ideal for Holiday Let or Family Living

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...

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Located in the sought-after village of Saint-Thibéry, just 10 minutes from Pézenas and 15 minutes from the coast, this beautifully presented property offers generous living space across two floors and is ready to move into.

## DESCRIPTIF

Originally built in 1870, this beautifully renovated 'Wine barn' is located in the peaceful village of Saint-Thibéry, just 10 minutes from Pézenas and within easy reach of the Mediterranean coastline. Set over two floors, the property combines generous living space, original charm, and modern comfort, all centred around a private courtyard and a striking 8 x 3.2m saltwater pool.

Inside, the home welcomes you through a bright and spacious entrance hall, which draws you towards the heart of the property—its private outdoor space. The pool area features gentle steps for easy access, surrounded by a generous terrace perfect for sunbathing, lounging, or al fresco dining. Adjacent to the pool, a garden area leads to a fully equipped 30m² enclosed summer kitchen and dining room, ideal for entertaining, with the added convenience of a large storage room and separate shower room with WC. There is the option to convert the upper level of the summer kitchen.

The 66m² open-backed garage provides private off-street parking for up to three vehicles—an added bonus in a village setting.

The ground floor houses three well-proportioned bedrooms (14m², 15m², and 20m²), each with floor-to-ceiling windows overlooking the courtyard. One bedroom serves as a private suite, complete with a spacious en-suite bathroom featuring bath, shower, twin sinks, and WC. A second shower room and an additional WC serve the other rooms. There is a good sized office space of 12m² which could also be



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A36998DAL34>

COMPLETE FILE AND PHOTO ON REQUEST

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

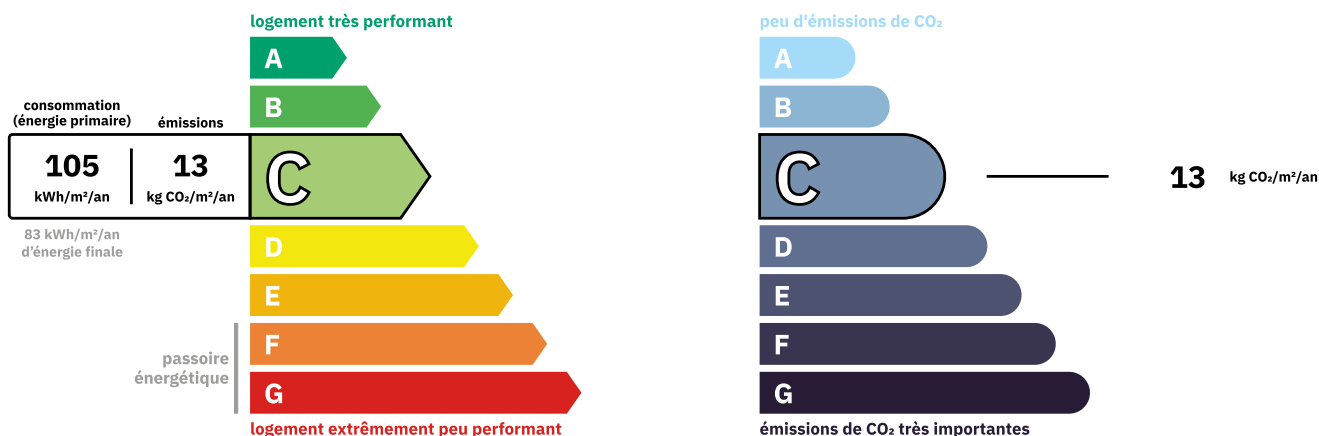
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## ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>



Property Moderately efficient  
Estimated annual energy costs  
between 2048 € and 2270€ for 2023

## NOTICE

Leggetts, their client and any joint agents give notice that:

I: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf : A36998DAL34  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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