



TURNKEY CHARACTER HOME WITH  
ESTABLISHED 50 GÎTE BUSINESS, POOL AND  
GARDENS NEAR PÉZENAS

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PROPERTY FACT FILE	
REFERENCE	A38399DAL34
PRICE	€ 895,000 £ 0* *agency fees to be paid by the seller
BEDROOM	7
BATHROOM	4
ACCOMMODATION	290 m <sup>2</sup>
LAND	608 m <sup>2</sup>
TOWN	Neffiès
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 family home
- Two-bedroom gîte
- 3.5 x 8m swimming pool with feature waterfall
- Up and running business
- Located in a sought after village

TURNKEY CHARACTER HOME WITH ESTABLISHED 5<sup>th</sup> GÎTE BUSINESS, POOL AND GARDENS NEAR PÉZENAS...

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Set in the heart of the sought-after village of Neffîès, this exceptional property offers a rare combination of generous living space, refined outdoor living and established income potential.

With approximately 290 m<sup>2</sup> of beautifully arranged accommodation,

## DESCRIPTION

Located in the sought-after winegrowers' village of Néffies, this exceptional property combines character, space and proven income potential, offering a rare lifestyle opportunity on the edge of the village, just a short walk from the historic centre.

Set within beautifully maintained, fully enclosed mature gardens, the property immediately conveys a sense of privacy and tranquillity. The grounds are thoughtfully arranged, with generous garden areas leading to a heated swimming pool (3.5 x 8m), surrounded by terraces designed for outdoor living and entertaining. A separate access point with dual gates provides secure off-street parking, while also allowing independent access to the gîte.

The main house is both elegant and welcoming. A spacious covered terrace overlooks the gardens, creating a natural extension of the living space. Inside, a bright open-plan layout features a comfortable lounge with an efficient Jøtul log burner, flowing seamlessly into a fully fitted kitchen with central island and pantry — ideal for both everyday living and hosting. This level also includes a separate WC, ample storage and direct access to a large garage with space for up to two vehicles.

A striking staircase leads to the first floor, where the property's character continues. Five well-proportioned bedrooms offer flexibility for family living or guest accommodation, including two suites with their own bathrooms and dressing areas. One bedroom benefits from access to a dedicated l...



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A38399DAL34>

COMPLETE FILE AND PHOTO ON REQUEST

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

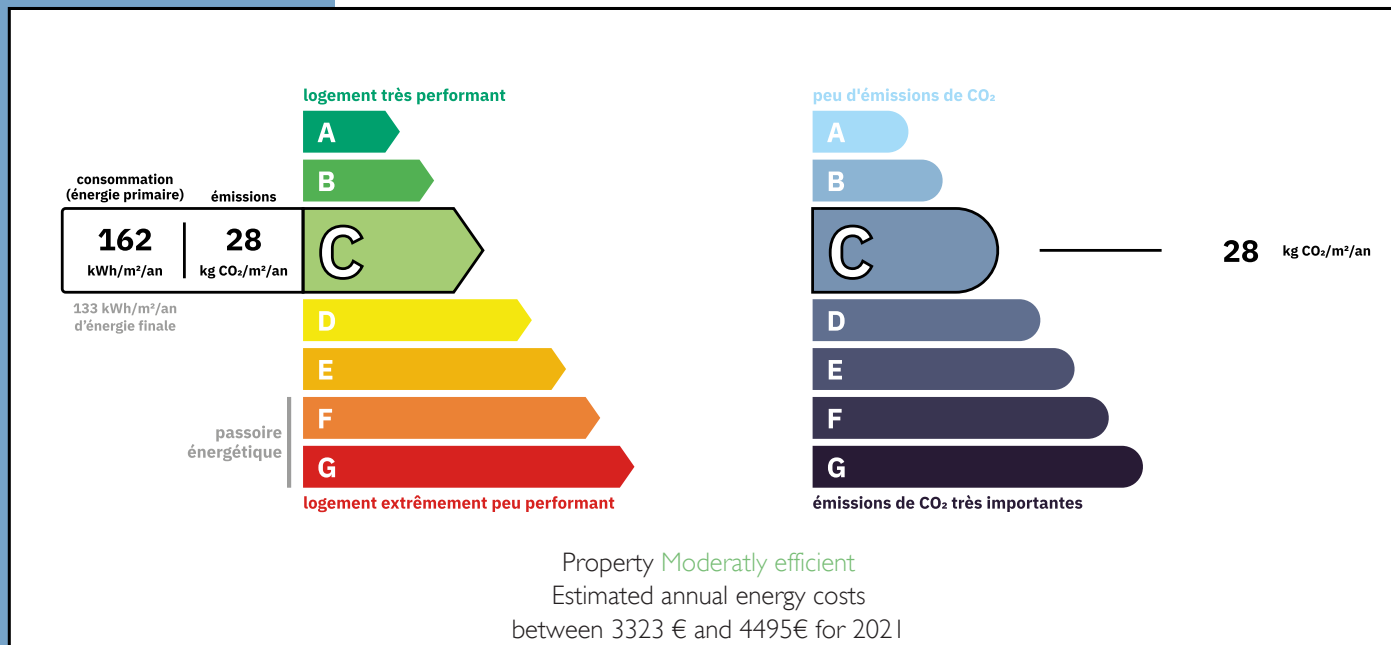
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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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## CONTACT

Réf :A38399DAL34  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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