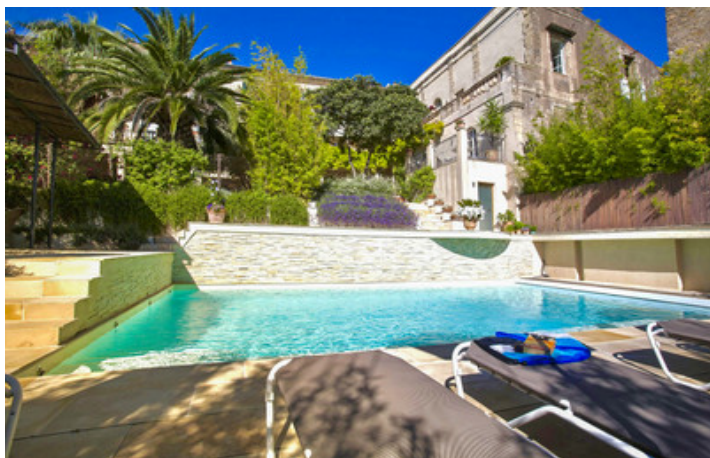
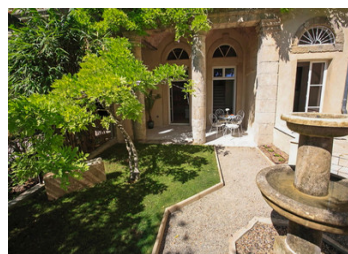


Luxury boutique hotel featuring 10 suites, garden and terraces with swimming pool located near to Pézenas



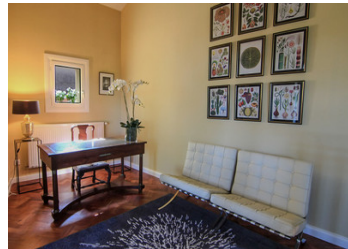
INFORMATION

Town:	Pézenas
Department:	Hérault
Bed:	11
Bath:	11
Floor:	615 m2
Plot Size:	800 m2



IN BRIEF

Set within a charming wine-producing village close to Pézenas, this exquisitely restored 200-year-old residence has been transformed into an exclusive luxury resort.

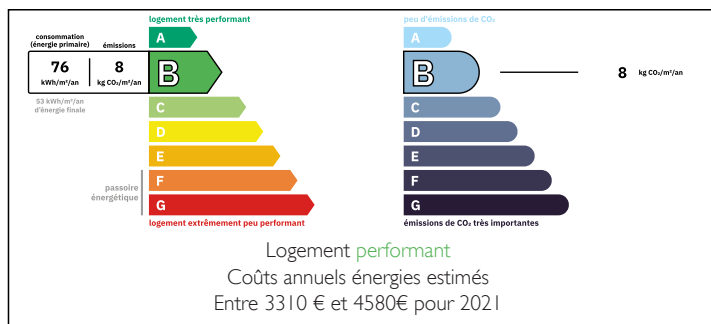


The historic property comprises ten individually designed suites, each offering refined interiors, a private kitchen, and a beautifully tiled bathroom finished with premium materials and furnishings. Select suites benefit from private outdoor terraces with open views across the surrounding countryside.



Guests are welcomed by elegant reception areas, while the centrepiece of the estate is a generous landscaped garden featuring a large swimming pool, jacuzzi, sun loungers, and a fully equipped outdoor kitchen with dining spaces, ideal for entertaining or hosting private events.

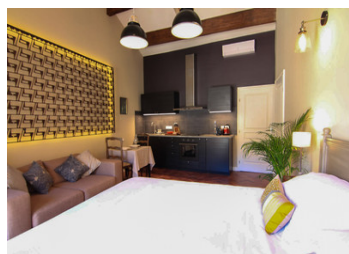
ENERGY - DPE



A rare opportunity combining heritage, privacy, and

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

This exceptional resort, established in 2010, is widely regarded as one of Europe's most desirable destinations for discerning luxury travellers. Located in a charming wine-producing village near the historic town of Pézenas and just 30 minutes from the Mediterranean coast, the property combines timeless character with refined sophistication.

Carefully restored to preserve its original features, this 200-year-old residence has been upgraded throughout to exacting standards. Elegant reception areas lead to ten exclusive suites, ranging from 24 to 84 sqm, each fully furnished and equipped with a private kitchen and a generously proportioned bathroom. Four suites benefit from private terraces, while all accommodation is fitted with air conditioning and heating to ensure year-round comfort.

Additional amenities include a stylish cocktail bar with open views across the surrounding countryside, along with a versatile 50 sqm studio space with kitchen facilities, ideally suited to private events, retreats, or bespoke experiences. The landscaped outdoor areas feature a heated 10 x 6 metre swimming pool, multi-level terraces, a jacuzzi, bar, and dining areas, creating an exceptional setting for both relaxation and entertaining.

The sale includes all business assets and established operational relationships, allowing for a seamless continuation of the activity. Further potential exists to enhance revenues through low-season offerings or the development of a dedicated spa or wellness facility.

A comprehensive photographic and business information pack is available upon request.

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

LOCAL TAXES

Taxe foncière: 4730 EUR

Taxe habitation: EUR

NOTES