

Stunning 4-Bedroom Character Home with Pool, Courtyard - Near Pézenas & the Mediterranean



INFORMATION

Town:	Saint-Thibéry
Department:	Hérault
Bed:	4
Bath:	4
Floor:	242 m2
Plot Size:	480 m2

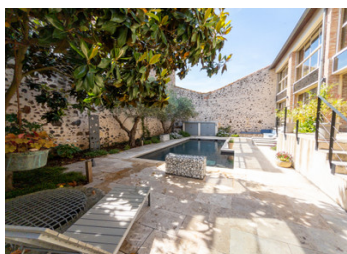
IN BRIEF

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.

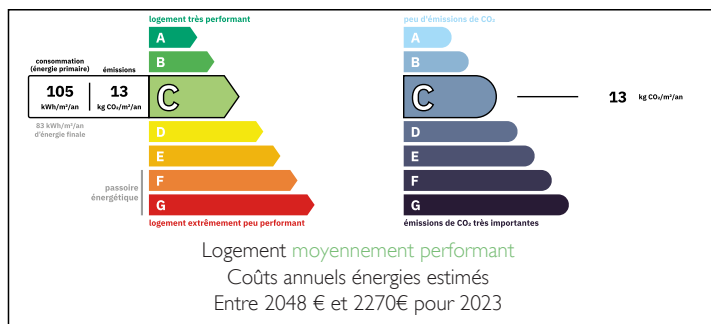
The ground floor comprises a bright entrance hall, three spacious bedrooms (including one en-suite), a home office, a second shower room, and separate WC. All bedrooms enjoy views over the private courtyard through floor-to-ceiling windows.

The south-facing courtyard is a standout feature, with an 8 x 3.2m salt-water pool, large sun terrace, summer kitchen and lounge, plus an additional shower room. An open-backed garage provides secure off-street parking.

Upstairs, a large lounge with vaulted ceilings and exposed beams leads to a semi open-plan kitchen and a generous utility room with access to a sunny



ENERGY - DPE



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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

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 used as extra sleeping space if needed.

Upstairs, an open...

LOCAL TAXES

Taxe foncière: 2388 EUR

Taxe habitation: EUR

NOTES