

Charming 4 bed, 2 bath wine grower's house with garden, terrace & garage in Saint-Thibery, close to Pézenas



INFORMATION

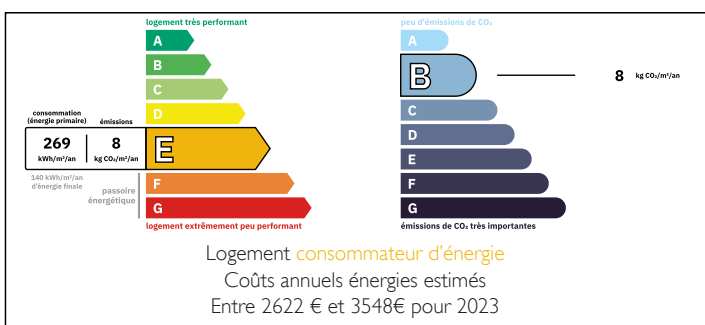
Town:	Pézenas
Department:	Hérault
Bed:	4
Bath:	2
Floor:	138 m ²
Plot Size:	110 m ²

IN BRIEF

Located in the heart of the lively and sought-after village of Saint-Thibéry, just 8km from Pézenas, 14km from the coast and with direct access to the A75 motorway, this beautifully maintained traditional wine grower's house offers 138m² of characterful living space across two floors—plus the rare bonus of a large garage, a private courtyard garden, and a pretty terrace.



ENERGY - DPE



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

The ground floor features an impressive 70m² garage, ideal for parking and storage, which opens onto a peaceful and pretty courtyard garden. Shaded, full of lush planting and with a gentle water feature, this tranquil outdoor space is perfect for relaxing or enjoying long meals al fresco.

On the first floor, you'll find a welcoming living room that opens onto a southeast-facing terrace with rooftop views. This sunny space includes a summer kitchen and a practical laundry room with WC. The fully fitted kitchen-diner with wood-burning stove is a charming and sociable space, while a good sized bedroom benefits from an ensuite shower room and access to the terrace—ideal for guests or single-level living. Both the bedroom and living room have reversible air conditioning.

The second floor offers three further bedrooms and a family bathroom, making this a spacious home ideal for families, hosting, or holidays.

Full of authentic features—painted floor tiles, exposed beams, original balconies—this house blends traditional character with comfort. Situated in the heart of a lively village with shops, restaurants, and a primary school, and within easy reach of Béziers (20km), Montpellier (55km), and the Mediterranean coast, this is a rare find: a home with space, charm, and outdoor living in a prime location. A perfect family home, lock-up-and-leave holiday base, or characterful retreat. Early viewing recommended.

LOCAL TAXES

Taxe foncière: 1120 EUR

Taxe habitation: EUR

NOTES

All measurements are approximate.

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