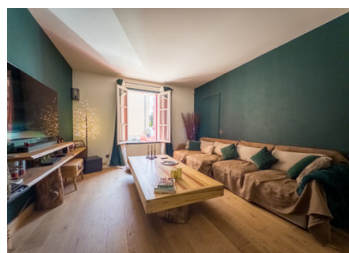


Maison 'Bourgeoise' with 5 en-suite bedrooms, One bed gite, swimming pool and stunning gardens

EXCLUSIVE



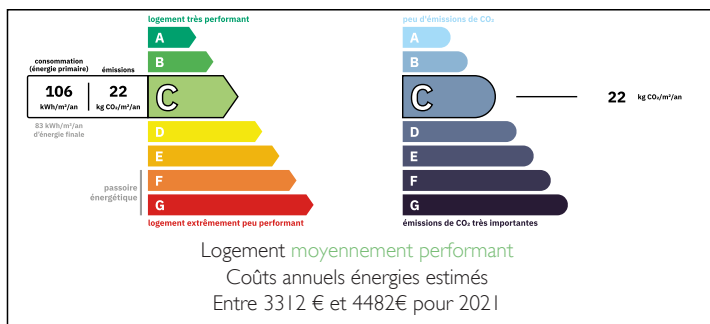
## INFORMATION

Town:	Adissan
Department:	Hérault
Bed:	6
Bath:	7
Floor:	296 m2
Plot Size:	2650 m2

## IN BRIEF

New and Exclusive to Leggett Immobilier: Discover this stunning 'Bourgeoise maison'. The main house, arranged over three floors, offers spacious living on the ground floor, including a generous lounge, kitchen, and dining room. The first floor features the first of two en-suite bedrooms, alongside a large library and office. The top floor boasts the largest en-suite bedroom with a dressing area, plus two further en-suite bedrooms. Outside, the property is set on over 2,000 sqm of enclosed gardens with beautiful natural planting and includes an independent one-bedroom gîte, a 12x6m heated saltwater pool, a large barn arranged over two floors with potential for further accommodation, and a cave. Located in a charming village, approximately 10 minutes from Pézenas and 5 minutes from the A75 autoroute.

## 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.



## LOCAL TAXES

**Taxe foncière:** 2966 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

Tucked behind a grand façade in the heart of Adissan, this elegant maison bourgeoise offers a unique blend of privacy, charm, and potential—ideal for a spacious family home or a boutique business retreat. The property includes an independent gîte, swimming pool, a large partly converted barn with potential for further development, and plenty of space to explore.

Entering the ground floor, the spacious hallway offers access to a large lounge stretching front to back with a large open fireplace. The fully equipped kitchen with feature sink and island opens to the rear terrace, and the elegant dining room offers views of the church at the front of the property.

The original stone staircase takes you to the first floor. Two en-suite bedrooms offer views of the garden, while a large library and office offer views of the church at the front.

The second floor offers a further three en-suite bedrooms, including the largest bedroom at the front with a spacious bathroom and dressing area.

From the rear covered terrace, you'll immediately notice the tranquil gardens, with the central fountain leading you away from this ideal entertaining space. The property is set on over 2,000 sqm of Mediterranean parkland, offering a 12x6 heated saltwater swimming pool and a covered summer kitchen with Mediterranean-style BBQ, bar, and terrace—a serene space for dining, relaxing, or entertaining.

To the side of the garden, you'll find a large barn. The ground floor offers a spacious workshop, utility room, and gym. The upper floor offers...