

Stunning Character Estate with Outbuildings and Excellent Potential near Pézenas.



INFORMATION

Town:	Pézenas
Department:	Hérault
Bed:	5
Bath:	3
Floor:	354 m ²
Plot Size:	39250 m ²

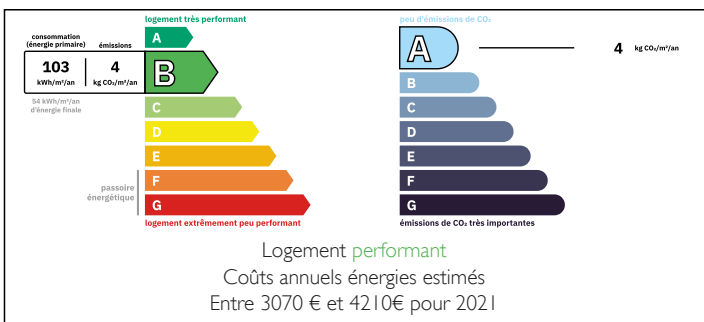


IN BRIEF

Discover this charming domaine just 10 minutes from Pézenas, set in a peaceful vineyard setting. This characterful estate offers over 350 m² of living space, with five bedrooms, three bathrooms and generous reception areas arranged over two floors.

A traditional pigeonnier spans two additional levels, adding to the charm and versatility. The grounds extend to nearly 40,000 m², featuring spacious areas for relaxation, a workshop, and a two-storey barn/garage. There is also a separate building to renovate, offering further potential. With its idyllic location in the south of France and excellent scope for development or business use, this is a rare and appealing opportunity.

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

Just a short drive from Pézenas, between Alignan-du-Vent and Roujan, this beautiful domaine sits in a peaceful, natural setting surrounded by vineyards and garrigue. Dating back to 1719, the property was once part of the Château de Margon and retains all the charm and character of its origins.

Accessed through gates, the property immediately makes an impact. A mature, well-established garden welcomes you before leading into the first inner courtyard, from which the main house is accessed.

Inside, a characterful entrance hall sets the tone. The ground floor offers a versatile first bedroom or lounge, leading through to a spacious original kitchen with an impressive fireplace, and then on to a more modern fitted kitchen with separate WC.

A small staircase leads to a bright and spacious living room with original features and direct access to a private south-facing terrace. This connects to a bedroom with its own shower room, WC and walk-through wardrobe.

On the second floor, an elegant hallway with original decorative details leads to two further bedrooms, a large bathroom, and an additional living room with its own terrace. This space flows through to a galley-style kitchen and a music room, which connects back to the main hallway.

The pigeonnier adds further potential, offering additional rooms to renovate, including a top floor space with windows on all sides—ideal for a studio or creative space. A large cellar is also accessible from the house.

Back in the courtyard, a bright 86 m² workshop over two floors, The barn/garage...

LOCAL TAXES

Taxe foncière: 3095 EUR

Taxe habitation: EUR

NOTES