

# PONCET & PONCET

*L'Immobilier d'Exception*  
FRANCE

ELEGANT & DISCREET, COMFORT & CHARM



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### Charming Property Near Sommières

In the heart of an exceptional village, nestled between Montpellier and Nîmes, lies an extraordinary property that has recently undergone a rare, elegant restoration of unparalleled quality.

From the moment you enter, the magic begins. Carefully selected noble materials and spacious rooms blend harmoniously, giving this residence an unmatched allure. Ready to welcome a large family or fulfill dreams of refined hospitality as a high-end bed and breakfast, this property promises a life filled with luxury and comfort.

The main building features a sumptuous living room and five bedrooms, each with its own en-suite bathroom. The kitchen, a true centerpiece, embodies authentic charm and is equipped with the iconic La Cornue range—a tribute to exceptional gastronomy. A spacious office provides an inspiring workspace, and a large games/fitness room with a billiard table completes this building.

A second, independent building enhances this exceptional property. It offers a spacious living/dining area with a fully equipped kitchen, creating a welcoming living space. Three bedrooms, each with its own bathroom and independent outdoor access, add further privacy. Additionally, a studio provides an intimate retreat, perfect for visiting guests. A well-equipped laundry room adds convenience to daily life with elegance.

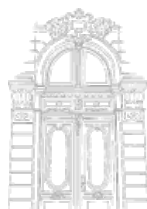
Outdoors, a 13x6 meter pool promises sunny moments of relaxation, while a covered summer lounge, shielded from the summer heat, offers a private, convivial space. A carport with a workshop and storage area further enhances the comfort of this property.

This residence embodies the perfect balance of authentic charm and contemporary luxury, offering a lifestyle where every detail has been thoughtfully crafted to elevate daily living to an exceptional level.

It invites you to create memorable moments in an environment of timeless beauty.

Prix : 1 700 000 € FAI

Réf. 1575AGBT PP.



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