Les Sphynx De Pezenas

Region: Languedoc **Sleeps:** 6

Overview

In the Languedoc town of Pézenas, where cobbled streets and centuries-old façades speak of history and character, Les Sphynx de Pézenas offers a rare opportunity to experience life inside one of the town's most distinctive period homes. Just moments from the vibrant centre, this elegant, detached house is tucked behind electric gates, its driveway opening onto Mediterranean gardens with mature trees, lawns and inviting terraces designed for easy outdoor living.

Inside, the house is welcoming and beautiful, with full air-conditioning, fibre Wi-Fi and UK TV blending seamlessly into its classic bones. An impressive kitchen with a central island flows through to elegant dining and living spaces, while the conservatory lounge provides a cinematic experience with a 55" 4K TV, PS4 and doors opening out to the garden. Three comfortable bedrooms, including two en suites, are spread across two floors, with French doors leading from the master bedroom to an elevated decked terrace.

Outside, drift between the heated 9-metre swimming pool and the outdoor lounge, pour a chilled drink at the poolside bar, or fire up the plancha as the sun begins to dip. Challenge friends to boules or table football, then retreat to the pigeonnier library for a quiet moment. With a boules court, both charcoal and gas barbecues, and even an electric car charging point, every detail has been considered.

Pézenas itself is a jewel of the Languedoc, known for its Saturday market, brocante stores and winding alleys filled with artisans, cafés and cultural events. A short stroll from your door brings you to bakeries, wine bars and restaurants, while a 20 to 30-minute drive leads to Mediterranean beaches from Cap d'Agde to Marseillan Plage. Further afield, the region offers vineyard tours, freshwater lakes and dramatic gorges, with Montpellier, Béziers and Carcassonne all a day trip away.

Perfect for families, friends or couples seeking space and a rich local experience, Les Sphynx de Pézenas is an invitation to experience the south of France in classic style.









Facilities

<1hr to Airport • Pure France • Villa • EV Charger • Boat Trips • Cycling • Tennis Nearby • Historical Sites • Canoeing/Kayaking • Watersports • Horse Riding • Exclusive • Walking/Hiking Paths • Walk to Village • Ideal for Kids • Golf Nearby • Air-Con • Private Pool • Fishing • Wine Tasting • Recommended • Pets on Request • Special Offer • Has Discount • Ideal for Teens • Heated Pool • Beach Nearby • Parking Space • Walk to Restaurant • Wi-Fi/Internet • BBQ • Rural Location • Washing Machine • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns &

Villages • TV • Games Room • Tumble Dryer • Dishwasher • Microwave • Table Football • Xbox/Playstation/Wii • Boules/Petanque

Interior & Grounds

House Interiors

- Open-plan living and dining area with TV (UK channels), Wi-Fi, air-conditioning and doors to terrace
- Open-plan kitchen with central island and breakfast bar, well-equipped including microwave, dishwasher, hob and oven, air fryer and American-style fridge-freezer
- Conservatory living room with air-conditioning, sofas and 55" 4K TV (with UK channels). Doors open to terrace
- Utility room with washing machine, dryer, ironing facilities etc
- Separate WC
- Bedroom 1 with king-size double bed, air-conditioning, terrace access and ensuite shower room with WC, walk-in shower and sink

First Floor

- Bedroom 2 with two single beds (or double) and air-conditioning
- Shower room with shower and sink
- Master bedroom 3 with king-size double bed, air-conditioning and ensuite bathroom with WC, bath/shower and sink (bathroom can be private or also accessed from hallway). Doors open to elevated decked terrace overlooking the garden

Outside Grounds

- Heated swimming pool (9x5m)
- Poolside sun loungers
- Pool house with sink, fridge, microwave, plancha, induction plate and bar with TV (UK channels) and table football
- Outdoor lounge area
- Dining terrace
- Weber charcoal barbecue and gas barbecue
- Private garden (1550m2) with lawn and mature trees
- Boules court
- Pigeonnier library with seating and a large selection of books
- Private drive and parking
- 7kw electric car charging point
- Electric gates









Location & Local Information

Located on a no-through road in Pézenas, Les Sphynx de Pézenas enjoys a prime location in one of southern France's most atmospheric towns, less than half an hour from the vast sandy shores of the Languedoc coastline.

Les Sphynx de Pézenas is just a very short stroll from the historic centre of Pézenas, offering a captivating blend of cobbled lanes, honey-stone façades and a rich cultural calendar. Once favoured by Molière himself, Pézenas bursts into life each summer with open-air theatre, artisan exhibitions and vibrant street festivals. Sip coffee at a shaded café or browse the famous Saturday market as it spills through the old town, alive with colour, fragrance and the buzz of local life.

A 20 to 30-minute drive south brings you to the glorious sands of the Languedoc coast. From the family-friendly shores of Marseillan Plage and Sérignan Plage to the lively energy of Cap d'Agde, home to golf, watersports and the exhilarating slides of Aqualand, there's a beach for every mood. Seaside dining is a must, with fresh seafood and chilled rosé served just steps from the water's edge.

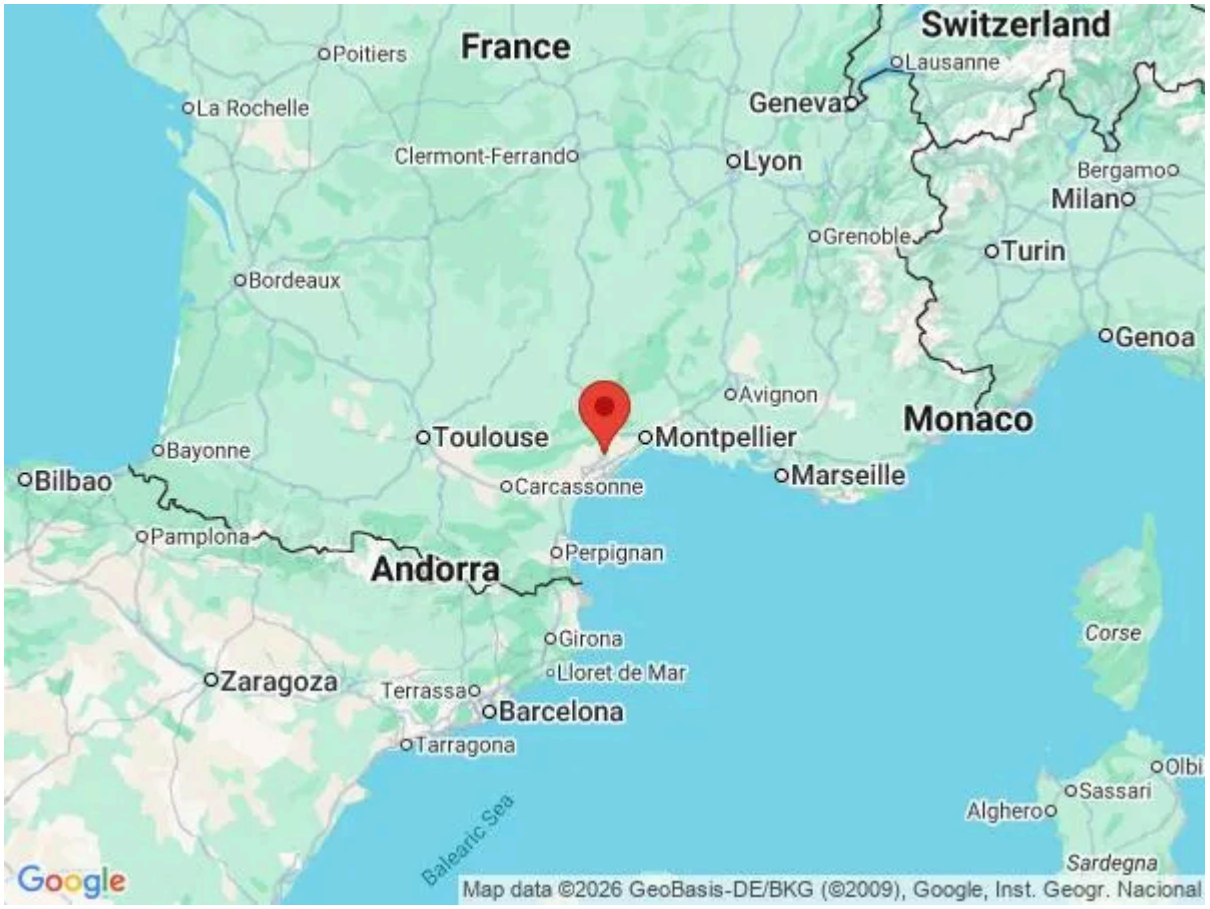
Nature lovers will relish the diverse landscapes nearby. Lace up your walking boots and head for the Mourgettes footpath or further afield to the dramatic Gorges d'Héric (50km), set within the Languedoc National Park, a paradise of hiking trails, river pools and wild beauty. For a gentler pace, Lake Salagou (30km) offers tranquil freshwater swimming, summer watersports and shaded picnic spots.

Wine and gastronomy are at the very heart of the region. Vineyards blanket the surrounding hills, offering intimate tastings and a chance to discover robust Languedoc reds and crisp local whites. Visit the Noilly Prat cellars in Marseillan (17km) or explore the world of pastis at the Paul Ricard distillery in Bessan (14km). And for seafood lovers, a visit to the Étang de Thau (18km) is essential - sample oysters fresh from the lagoon, paired with a chilled Picpoul de Pinet.

For day trips, the choices are endless: explore the floral charm of Béziers (25km), the historic grandeur of Carcassonne (111km) or venture east to the Roman majesty of the Pont du Gard (138km) and the pink-hued wetlands of the Camargue. Wherever the road leads, Les Sphynx de Pézenas places you in the heart of it all.

Local Amenities

Nearest Airport	**Béziers Cap d'Agde Airport (27km)**
Nearest Airport 2	**Montpellier-Méditerranée Airport (67km)**
Nearest Airport 3	**Aéroport de Nîmes Grande Provence Méditerranée (96km)**









Nearest City	**Montpellier (62km)**
Nearest Golf	**Golf de Béziers Saint-Thomas (17km)**
Nearest Restaurant	**Pézenas (550m)**
Nearest Tennis	**Pézenas (1.5km)**
Nearest Town/City	**Béziers (24km)**
Nearest Train Station	**Magalas (20km)**
Nearest Village	**Pézenas (200m)**
Nearest Supermarket	**Pézenas (1.5km)**

What we love

- Recently awarded 5 stars by 'Les Etoiles de France, Meublé de Tourisme'
- Inside, the interiors are graceful and charming with beautiful furnishings and décor
- Enjoy elegant al-fresco meals beneath the shade on the beautiful terrace overlooking the garden and heated swimming pool
- We also love the pool house with its bar, plancha, table football and fridge to keep your drinks cool
- It's a true privilege to be in the heart of Pézenas, one of the Languedoc's most attractive historic towns with its antique stores, famous Saturday morning market and summer festivities
- The sandy shores of the Mediterranean are only 20 minutes away or spend time visiting local wine villages and vineyards

What you should know...

- Even though everything in Pézenas is within walking distance, it is useful to have a car to be able to fully explore this beautiful region – gated parking is available.
- The owner has informed us that this property is not suitable for those with mobility issues.

Terms & Conditions

- **Security deposit:** €750 charged to client's credit card by Oliver's Travels as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to full inspection.

- **Arrival time:** 4.00 p.m.

- **Departure time:** 10.00 a.m.

- **Energy costs included?:** Yes.

- **Linen & towels included?:** Yes.

- **Pets welcome?:** On request only and with prior agreement with the owner.

- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are not allowed.

- **Changeover day:** Flexible until mid-May 2026. Saturday from mid-May 2026. All other changeover days on request.

- **End of stay cleaning:** Standard changeover clean and mid-stay cleaning are included in the price. Guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.

- **Smoking Allowed?:** Smoking and vaping are not permitted.

- **Other 2:** The owner has informed us that this property is not suitable for those with mobility issues.

- **Minimum stay:** 5 nights until mid-May 2026. 7 nights from mid-May 2026. All other durations on request.

- **Heating costs included?:** Yes.

- **Pool heating charge?:** Included. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.

- **Tax:** French Visitors Tax payable to Oliver's Travels at the time of balance payment.

- **Pool towels included?:** Yes.

- **Pool opening dates?:** Please note that pool opening dates are subject to local weather conditions and pool maintenance requirements and that cooler months may not be suitable for swimming.