



## Charming Stone Village House Full Of Character, With Good Rental Potential



### Agenten-Info

|                         |                                                                             |
|-------------------------|-----------------------------------------------------------------------------|
| Name:                   | Freddy Rueda                                                                |
| Name der Firma:         | Freddy Rueda Sarl                                                           |
| Land:                   | Frankreich                                                                  |
| Erfahrung seit:         |                                                                             |
| Art der Dienstleistung: | Immobilien verkaufen                                                        |
| Spezialgebiete:         |                                                                             |
| Art der Immobilie:      | Wohnungen, Häuser                                                           |
| Telefon:                | +33 (467) 363-428                                                           |
| Sprachen:               | English, French                                                             |
| Webseite:               | <a href="https://realestateoccitane.com">https://realestateoccitane.com</a> |

### Anzeigen-Details

|                |            |
|----------------|------------|
| Immobilie für: | Kaufen     |
| Preis:         | EUR 55,000 |

#### Standort

|                       |            |
|-----------------------|------------|
| Land:                 | Frankreich |
| Staat/Region/Provinz: | Occitanie  |
| Stadt:                | Roujan     |
| Postleitzahl:         | 34320      |
| Veröffentlicht:       | 20.10.2025 |

#### Beschreibung:

Pleasant village with all amenities, located 5 minutes from Roujan (a lively village with all shops), 15 minutes from Pezenas (a charming medieval town) and 30 minutes from the beaches.

Charming stone village house with 46 m2 of living space offering a living room with open-plan kitchen, a bedroom with en-suite shower room, a mezzanine that can be used as an additional sleeping area, as well as a spacious entrance hall and laundry area ! A cosy little nest full of character, ideal as a first investment or a holiday home. Situated in a quiet alley, with parking just a few steps away. Good rental potential !

Ground = Large entrance hall of 8.72 m2 (perfect for storing bikes, for example, or creating an office space) + laundry room of 2.85 m2 with WC and washbasin.

1st = Living room of 14m2 with open plan kitchen (worktop, gas hob, oven, small fridge, extractor hood, sink).

2nd = Stone staircase leading to a bedroom of 11.55 m2 + en-suite shower room of 3.57 m2 with



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(shower, washbasin, WC) + mezzanine of about 6m2 (ideal for extra sleeping space).

Miscellaneous = Reversible air conditioning on the 2nd floor + possibility to be sold furnished + connected to mains drainage + double glazing + very cute + great rental potential.

Price = 55.000 Euros (Super cosy ! Ideal as a holiday home ! Easy lock up and go !)

The prices are inclusive of agents fees (paid by the vendors). The notaire's fees have to be paid on top at the actual official rate. Information on the risks to which this property is exposed is available on the Georisks website: [georisques.gouv.fr](http://georisques.gouv.fr)

Property Id : 76027

Property Size: 46 m2

Bedrooms: 1

Bathrooms: 1

Reference: PR55000E

## Other Features

Immediately Habitable

Latest properties

Rental Potential

## Allgemein

|                          |                   |
|--------------------------|-------------------|
| Schlafzimmer:            | 1                 |
| Badezimmer:              | 1                 |
| Fertige m <sup>2</sup> : | 46 m <sup>2</sup> |

## Mietdetails

|           |    |
|-----------|----|
| Möbliert: | Ja |
|-----------|----|

## Mietbedingungen

Verfügbar ab:

## Kontaktinformation

|           |             |
|-----------|-------------|
| IMLIX ID: | IX7.726.768 |
|-----------|-------------|



# IMLIX

**IMLIX Immobilienmarkt**  
<https://www.imlix.com/de/>

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