



9 room, 330m2 Country house for sale in Roujan - 785 000

€ *



Agenten-Info

Name:	Patrick Gibbins
Name der Firma:	Artaxa Immo Sarl
Land:	Frankreich
Erfahrung seit:	2008
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	
Sprachen:	French
Webseite:	

Anzeigen-Details

Immobilie für:	Kaufen
Preis:	EUR 785,000

Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Stadt:	Roujan
Postleitzahl:	34320
Veröffentlicht:	03.08.2026

Beschreibung:

Nestled in a beautiful landscape surrounded by vineyards and with nature right on its doorstep, this exceptional estate offers a unique combination of historic charm, generous living spaces, and outstanding possibilities. A true South of France gem, it exudes an authentic atmosphere unlike any other. Dating back to 1719, the property was once part of the historic Chateau de Margon.

Beautiful entrance gates and an attractive mature garden welcome you on arrival. Set on nearly four hectares of land, the estate comprises a character-filled main residence of more than 350 m2, several outbuildings, charming courtyards, landscaped gardens, woodland, and meadowland.

This is a remarkable opportunity for those seeking space, authenticity, and the chance to create a unique lifestyle or business in the South of France. Whether you envision a private country retreat for family and friends, a boutique bed and breakfast, or a creative or artistic enterprise, the possibilities are exceptional. The extensive grounds also provide ample space for anyone dreaming of keeping animals, such as horses or alpacas.

The main residence is distinguished by its generous proportions, elegant rooms, and a wealth of preserved



original features that reflect the property's rich history.

The ground floor offers a welcoming entrance hall, a charming sejour/salon, the original farmhouse kitchen with a magnificent open fireplace, and a more modern kitchen with a separate WC.

A half-flight of stairs leads to a beautiful living room featuring period details and direct access to a south-facing terrace. On the same level is a spacious bedroom with an en-suite shower room, WC, and dressing room featuring beautifully preserved original wardrobe doors.

The first floor comprises two generous bedrooms, a family bathroom, a second living room opening onto a west-facing terrace, a kitchenette, and a salle de jeu (games room). Both the living room and the games room could, of course, also be used as additional bedrooms if desired.

The traditional stone tower rises over two levels, with the upper floor enjoying exceptional natural light and panoramic views in every direction. It would make a wonderful artist's studio, writing retreat, or creative workspace—perhaps the perfect place for an artist, writer, or musician to find inspiration.

A large cellar, accessed directly from the main house, provides extensive additional storage.

The estate also includes several substantial outbuildings, offering exceptional opportunities for both private use and commercial ventures, including:

A large two-storey workshop, ideal for creative, artisan, or professional activities.

A substantial barn/garage of approximately 200 m² on each level.

A former stable.

The property also enjoys direct access to the surrounding land and a second courtyard, creating even more opportunities. There is ample space to install a swimming pool, create beautiful gardens and outdoor entertaining areas, or develop parts of the estate for hospitality or business purposes.

For those dreaming of country living, the property also offers excellent potential for creating stables for horses, keeping alpacas, or developing other animal-related activities.

The estate benefits from its own private water source.

Ideally located between Alignan-du-Vent and Roujan, just ten minutes from the historic town of Pezenas and only five minutes from Roujan, where all essential amenities are available, this is a truly unique property for those seeking something extraordinary in the South of France.

Information on the risks to which this property is exposed is available on the website Georisques

Our Fee Schedule



* Agency fee : Agency fee included in the price and paid by seller.

(2) Monthly payment from. A credit commits you and must be repaid. Check your borrowing abilities before you commit.

Allgemein

Schlafzimmer:	5
Fertige m ² :	330 m ²
Grundstücksgröße:	3.93 ha

Zimmerdetails

Zimmer insgesamt:	9
-------------------	---

Gebäudedetails

Außen-Ausstattung:	Pool
--------------------	------

Mietbedingungen

Verfügbar ab:

Kontaktinformation

IMLIX ID:	IX8.770.564
-----------	-------------

