



## 7 room, 138m2 House for sale in Roujan - 380 000 € \*



### Στοιχεία μεσίτη

Όνομα:	Patrick Gibbins
Όνομα εταιρείας:	Artaxa Immo Sarl
Χώρα:	France
Experience since:	2008
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Τηλέφωνο:	
Languages:	French
Site:	

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 447,465

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Occitanie
Πόλη:	Roujan
Ταχυδρομικός κωδικός:	34320
Δημοσιεύθηκε:	01/07/2025
Περιγραφή:	

**RARE OPPORTUNITY IN ROUJAN - CHARMING HOUSE WITH GARDEN, SWIMMING POOL AND HIGH-QUALITY FEATURES!**

Located in a peaceful setting in the heart of the charming village of Roujan, near Pezenas, this family home offers 138 m2 of living space spread over two floors, providing exceptional comfort with modern amenities and generous spaces.

Main features:

- \* Living area: 138 m2
- \* 360 m2 wooded grounds with above-ground swimming pool
- \* 6 bedrooms, including a master suite
- \* Bright living room with open-plan kitchen



- \* 2 bathrooms + 2 WCs
- \* Large 2-car garage
- \* 37 m2 terrace, ideal for al fresco dining
- \* Private well for watering the garden

Comfort & modern amenities:

- \* Reversible air conditioning with individual controls in each room
- \* Skylights (Velux) upstairs with rain sensors for optimal natural lighting  
(automatic closure)
- \* Walk-in wardrobe, laundry room and generous storage space
- \* Thermodynamic water heater
- \* Solar panels for optimised energy consumption

A turnkey home, ideal for a large family or for entertaining in complete serenity.

Ideal location: in a quiet neighbourhood, close to amenities, schools, shops and transport links.

Don't miss this rare opportunity in Roujan!

Contact us now to arrange a viewing.

Discover Roujan - A Hidden Gem in the South of France

Nestled in the heart of the Hérault department in the Occitanie region, Roujan is a picturesque and vibrant village that captures the essence of southern French charm. Surrounded by rolling vineyards and olive groves, Roujan offers a tranquil lifestyle just a short drive from the Mediterranean coast and historic towns like Pezenas and Beziers.

This welcoming commune boasts a rich history, visible in its traditional stone architecture, winding streets, and historic sites such as the Chateau de Cassan. Despite its peaceful rural feel, Roujan is well-equipped with essential amenities including shops, restaurants, a supermarket, a pharmacy, and a local school—making it ideal for families, retirees, or those seeking a relaxed yet connected lifestyle.

Nature lovers and wine enthusiasts will appreciate the proximity to renowned Languedoc vineyards, walking and cycling trails, and scenic countryside. With regular local markets, community events, and



easy access to the A75 and A9 motorways, Roujan perfectly balances authentic village life with modern convenience.

Whether you're looking for a primary residence, a vacation retreat, or an investment opportunity, Roujan is a rare find in the sought-after 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.

### Κοινά

Κρεβατοκάμαρες:	6
Τελειωμένα τετραγωνικά πόδια:	138 τ.μ
Μέγεθος αυλής:	360 τ.μ

### Room details

Total rooms:	7
--------------	---

### Building details

Outdoor Amenities:	Pool
--------------------	------

### Lease terms

Date Available:

### Contact information

IMLIX ID: IX7.214.478

