



6 room, 121m2 House for sale in Roujan - 120 000 € *



Info Agente

Nombre:	Patrick Gibbins
Nombre empresa:	Artaxa Immo Sarl
País:	Francia
Experience since:	2008
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Teléfono:	
Languages:	French
Sitio web:	

Detalles del anuncio

Propiedad para:	Venta
Precio:	EUR 120,000

Ubicación

País:	Francia
Estado/Región/Provincia:	Occitanie
Ciudad:	Roujan
Código postal:	34320
Publicado:	11/10/2026

Descripción:

This charming village house offers outstanding renovation potential and is equally suited to buyers looking to create a spacious family home or investors wishing to develop multiple rental units.

Renovation work is required to complete the property and finish the planned improvements, offering the opportunity to tailor the project to your own needs and vision.

Ground Floor

Large garage of approximately 30 m2.

Technical and storage areas.

First Floor

Spacious open-plan living room with kitchen.



Two bedrooms.

Two shower rooms, one with WC.

Second Floor

The property can be developed in two different ways:

Option 1 - Family Home

Three bedrooms.

Two shower rooms.

Storage areas.

Convertible attic space of approximately 12 m2, ideal for creating a home office, guest bedroom or additional storage.

Option 2 - Rental Investment

Thanks to its current layout and the four shower rooms already completed or planned, the property has the potential to be converted into up to four self-contained apartments, perfectly suited for:

Short-term holiday rentals (Airbnb),

Furnished long-term rentals,

A high-yield buy-to-let investment.

Key Features

Village house arranged over two habitable floors.

Large garage of approximately 30 m2.

Four shower rooms.

Flexible layout with numerous development possibilities.

Ideal as an investment property or primary residence.

Excellent potential to increase value after renovation.

Convertible attic (approximately 12 m2) offering additional living space.



A Prime Location

Located in the heart of the charming village of Roujan, this property enjoys an excellent location with all everyday amenities within easy reach, including supermarkets, bakeries, cafes, restaurants, pharmacy, medical services, schools and local shops.

Ideally positioned between Pezenas and Beziers, Roujan benefits from quick access to the A75 motorway and is only around 30 minutes from the Mediterranean coast, including Portiragnes-Plage, renowned for its long sandy beaches and family-friendly atmosphere.

The village is also perfectly situated for exploring the famous vineyards of the Herault, picturesque Languedoc villages and many of the region's cultural and natural attractions.

An Opportunity Not to Be Missed

Whether you are looking for a family home to personalise or an investment with excellent rental potential, this property represents a rare opportunity thanks to its flexible layout and exceptional development possibilities.

Don't miss this opportunity! Contact us today to arrange a viewing and discover the full potential of this unique property. Your next real estate project starts here.

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.

Común

Dormitorios:	3
Pies cuadrados terminados:	121 m2

Room details

Total rooms:	6
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Rental details

Furnished:	Sí
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Lease terms

Date Available:



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Contact information

IMLIX ID:

IX9.077.056

