



## 18 room, 400m2 House for sale in Avene - 650 000 € \*



### Information de l'agent

|                   |                    |
|-------------------|--------------------|
| Nom:              | Patrick Gibbins    |
| Nom de compagnie: | Artaxa Immo Sarl   |
| Pays:             | France             |
| Expérience since: | 2008               |
| Type de service:  | Selling a Property |
| Specialties:      |                    |
| Property Type:    | Apartments, Houses |
| Téléphone:        |                    |
| Languages:        | French             |
| Site web:         |                    |

### Détails de l'annonce

|              |             |
|--------------|-------------|
| Propriété à: | Vendre      |
| Prix:        | EUR 650,000 |

#### Location

|                       |            |
|-----------------------|------------|
| Pays:                 | France     |
| État/Région/Province: | Occitanie  |
| Indicatif régional:   | 34260      |
| Soumis:               | 26/05/2026 |

#### Description:

**EXCEPTIONAL PROPERTY IN THE HEART OF THE HAUT-LANGUEDOC REGIONAL NATURAL PARK - AVÈNE, HAMLET OF LE COURAL**

Nestled in the heart of the Haut-Languedoc Regional Natural Park, in the south of France, within a preserved and highly sought-after natural environment, lies this rare and charming property located in the peaceful hamlet of Le Coural, just moments from Avene, renowned worldwide for its exceptional thermal spring water and unique quality of life.

A true haven of peace combining nature, comfort, authenticity, and outstanding rental income potential.

#### A UNIQUE REAL ESTATE COMPLEX

This exceptional property offers approximately 400 m2 of living space on a total land area of 844 m2 and includes:

Main House - 120 m2



3 bedrooms

Spacious and bright living room with fireplace, featuring two direct accesses: one opening onto a 24 m<sup>2</sup> terrace and the other onto the central courtyard

Fully equipped kitchen with authentic wood-fired pizza oven

24 m<sup>2</sup> terrace

Private garden

50 m<sup>2</sup> cellar

Thermodynamic heating system

Heat pump

Reversible air conditioning

5 Independent Apartments

All apartments feature:

Independent entrances

Separate water and electricity meters

Private outdoor spaces

Layout:

One 52.2 m<sup>2</sup> two-bedroom apartment (T3)

One 49 m<sup>2</sup> two-bedroom apartment (T3)

One 45 m<sup>2</sup> two-bedroom apartment (T3)

One 30 m<sup>2</sup> one-bedroom apartment (T2)

These apartments benefit from balconies, terraces, and gardens totaling approximately 80 m<sup>2</sup> of outdoor living space.

One Nearly Completed Apartment

A 100 m<sup>2</sup> two-bedroom apartment (T3) with a 169 m<sup>2</sup> private garden and a beautiful stone garden shed



of approximately 12 m2

Renovation work is in its final stages.

## PROFITABILITY & INVESTMENT

All apartments have been successfully operated for several years as seasonal Airbnb rentals, generating excellent returns and offering significant further development potential.

This property represents a rare opportunity for:

A primary residence with rental income

A turnkey tourism business

A heritage investment

A family project or wellness/nature retreat

## OUTDOOR FEATURES & FACILITIES

Covered saltwater swimming pool (8 x 4 m)

120 m2 garage

Multiple outdoor living areas

Peaceful and exceptional natural surroundings

If you are looking for a private oasis in the heart of nature, in one of the most authentic regions of southern France, while making a high-quality real estate investment, this property is made for you.

Do not miss this unique opportunity.

Contact us today to discover this outstanding property.

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.



## Commun

Pied carré fini: 400 m<sup>2</sup>  
Dimensions du lot: 844 m<sup>2</sup>

## Room details

Total rooms: 18

## Utility details

Heating: Oui

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.506.418

