



## A Beautiful Property Comprising A Main Residence With Guest Rooms, Plus A Self-Contained Holiday Cottage, Set On 949 M2 Of Land.



### Information de l'agent

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Nom:              | Freddy Rueda                                                                |
| Nom de compagnie: | Freddy Rueda Sarl                                                           |
| Pays:             | France                                                                      |
| Experience since: |                                                                             |
| Type de service:  | Selling a Property                                                          |
| Specialties:      |                                                                             |
| Property Type:    | Apartments, Houses                                                          |
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### Détails de l'annonce

|              |             |
|--------------|-------------|
| Propriété à: | Vendre      |
| Prix:        | EUR 539,000 |

#### Location

|                       |            |
|-----------------------|------------|
| Pays:                 | France     |
| État/Région/Province: | Occitanie  |
| Ville:                | Olargues   |
| Indicatif régional:   | 34390      |
| Soumis:               | 27/07/2026 |

#### Description:

A village in the heart of the Haut Languedoc, with all amenities just 10 minutes from Saint Pons de Thomieres, 15 minutes from Olargues and on the banks of the river Jaur.

Tucked away at the end of a cul-de-sac, in a particularly sought-after and peaceful residential area, this very attractive property enjoys a prime location just 700 metres from the centre of a charming village, near Saint-Pons-de-Thomieres. A true haven of peace, it offers direct access to the Passa Païs - Veloccitanie greenway, a rare asset for lovers of nature, walking and cycle touring. With 367 m2 of living space spread over three levels, the property comprises an elegant seven-bedroom guest house and a separate 70 m2 holiday cottage, all set on 949 m2 of land, offering excellent potential for a tourism business or a family project. The numerous terraces, facing three sides of the building, invite you to make the most of the lush green surroundings.

#### Main house



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Ground = 14.4 m2 entrance hall + 16.6 m2 fitted kitchen with central island (plenty of wall and base units, sink, oven, microwave, dishwasher, fridge) + 14.3 m2 hallway + 30.7 m2 living/dining room with wood-burning stove + 25.7 m2 utility room + electric underfloor heating.

1st = Hall of 11.8 m2 + 2 en-suite bedrooms of 16.8 m2 each with en-suite shower room (shower, washbasin) + WC + en-suite bedroom of 23.5 m2 with walk-in wardrobe + en-suite bathroom (shower, bath, double washbasins) + electric radiant ceiling heating.

2nd = Hall of 8.5 m2 + corridor of 3.6 m2 + bathroom of 6.5 m2 (shower, double washbasins, WC) + bedroom of 16.8 m2 + bedroom of 16.9 m2 + 2 en-suite bedrooms of 18 m2 each with shower room (shower, washbasin, WC) + electric underfloor heating beneath laminate flooring.

#### Gite

Ground = 14 m2 entrance hall with utility room and storage space + electric underfloor heating.

1st = 15.4 m2 living room + 1.6 m2 hallway + 3.2 m2 shower room (shower, washbasin, WC) + 11.9 m2 dining room + 4.5 m2 kitchen area (wall and base units, sink, oven, microwave, dishwasher, fridge) + 6.8 m2 terrace + electric underfloor heating.

2nd = 2 bedrooms of 10.3 m2 and 16.5 m2 + 3 m2 office and walk-in wardrobe area + 5.1 m2 shower room (shower, double washbasin, WC) + electric radiant ceiling heating.

Outside = A lovely 340 m2 terrace surrounding the house with lovely views + parking area + potential for a garden area suitable for a swimming pool (garden landscaping required - see photo IA) + well + garden shed + 19 m2 timber shed.

Extras = Direct access to the 'Passa País -Veloccitanie' cycle route + 700m from the village centre but set back enough to be peaceful + holiday cottage rented out year-round for 680 Euros per month (all-inclusive) + guest house in operation since June 2013 (annual turnover of around 30.000 Euros) + solar panels installed in September 2025 for self-consumption + electric underfloor heating and radiant panels + property available 6 months after signing the preliminary sale agreement + the property can be sold furnished (+ 15.000 Euros) + property tax of 1337 Euros.

Price = 539.000 Euros (Prime location, well-established business !)

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](https://georisques.gouv.fr)

Property Id : 89317

Property Size: 367 m2

Property Lot Size: 949 m2

Bedrooms: 9

Bathrooms: 6



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Reference: RSO539000E

## Other Features

Immediately Habitable

Latest properties

Outside space

Prestige

Private parking/Garage

Rental Potential

Terrace

With Land/Garden

## Commun

Chambres: 9

Salle de bains: 6

Pied carré fini: 367 m<sup>2</sup>

Dimesions du lot: 949 m<sup>2</sup>

## Room details

Indoor Features: Fitted kitchen

## Utility details

Heating: Oui

## Building details

Outdoor Amenities: Pool

## Rental details

Furnished: Oui

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.770.442



# IMLIX

**Marché immobilier IMLIX**  
<https://www.imlix.com/fr/>

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