



18 room, 400m2 House for sale in Avene - 648 000 € *



Information de l'agent

Nom:	Patrick Gibbins
Nom de compagnie:	Artaxa Immo Sarl
Pays:	France
Experience 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:	USD 726,151.41

Location

Pays:	France
État/Région/Province:	Occitanie
Indicatif régional:	34260
Soumis:	05/10/2026

Description:

A PRIVATE SETTING, AN EXCEPTIONAL OPPORTUNITY

Set within the spectacular and unspoilt landscapes of the Haut-Languedoc Regional Natural Park, in the peaceful hamlet of Le Cortal, this remarkable property offers far more than a home: it is a genuine residential and hospitality opportunity, perfectly suited to a tourism business, family project or long-term investment.

Just minutes from Avene, famous throughout the world for its thermal waters, this rare property offers approximately 400 m2 of living space on a total plot of 844 m2, with a layout that allows you to combine private living with an established rental activity.

A unique opportunity for buyers looking for an exceptional lifestyle while also benefiting from genuine income potential.

A PROPERTY DESIGNED TO LIVE, HOST AND INVEST

The property consists of a main house together with five independent apartments, offering exceptional



flexibility.

MAIN HOUSE - APPROX. 120 m2

The private residence offers a warm and authentic atmosphere, including:

3 bedrooms

Spacious, light-filled living room with fireplace

Two direct openings from the living room onto the 24 m2 terrace and central courtyard

Fully equipped kitchen with an authentic wood-fired pizza oven

24 m2 terrace

Private garden

Approx. 50 m2 cellar

Heat pump

Thermodynamic heating system

Reversible air conditioning

An ideal private living space while maintaining a completely separate rental activity.

5 INDEPENDENT APARTMENTS

The real appeal of the property lies in its five apartments, each benefiting from its own independent entrance, separate water and electricity meters and private outdoor space.

The accommodation comprises:

T3 apartment of 52.2 m2

T3 apartment of 49 m2

T3 apartment of 45 m2

T2 apartment of approximately 30 m2

T3 apartment of approximately 100 m2, currently nearing completion of renovation



The final apartment also benefits from a 169 m2 private garden and a superb 12 m2 stone garden outbuilding.

In total, the apartments enjoy approximately 80 m2 of private outdoor areas, including balconies, terraces and gardens.

AN ESTABLISHED SEASONAL RENTAL BUSINESS

The apartments have been successfully operated for several years as seasonal accommodation, including through Airbnb.

For an investor, this is a major advantage: this is not simply a project waiting to be created, but a property with an existing rental activity, while still offering considerable scope for optimisation and further development.

For buyers looking for a change of lifestyle, the configuration also makes it possible to create a truly flexible project:

live on site, welcome guests and generate rental income, all while enjoying an exceptional natural environment.

OUTDOOR SPACE THAT ADDS TO THE EXPERIENCE

The exterior areas further enhance the property's appeal and include:

Covered 8 x 4 m saltwater swimming pool

120 m2 garage

Numerous outdoor areas

Private gardens and terraces

Central courtyard

Peaceful and unspoilt surroundings

Imagine guests relaxing beside the pool, enjoying meals around the courtyard, summer evenings on the terraces and the beautiful landscapes and thermal attractions of Avene just minutes away.

AN INVESTMENT - BUT ABOVE ALL, A LIFESTYLE OPPORTUNITY

This property is ideal for buyers looking for something genuinely different.

It could become a main residence with additional rental income, an independent tourism business, a



family project, or even a destination focused on wellness, nature and hospitality.

Its configuration, generous proportions, independent accommodation and established rental activity make this a particularly rare opportunity in the area.

SOME PROPERTIES ARE SIMPLY TOO SPECIAL TO BE FULLY APPRECIATED FROM PHOTOS ALONE.

Come and discover the atmosphere of this exceptional property, its surroundings and the many possibilities it offers.

€650,000 - Avene, Le Coural

Contact us to arrange a private viewing.

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.

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Pied carré fini:	400 m ²
Dimesions du lot:	844 m ²

Room details

Total rooms:	18
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Utility details

Heating:	Oui
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Building details

Outdoor Amenities:	Pool
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Lease terms

Date Available:

Contact information

IMLIX ID:	IX9.033.614
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IMLIX

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