



## 2 Bedroom Leaseback House For Sale In Résidence Le Domaine d'Enserune



### Ügynök információ

|                      |                                                                               |
|----------------------|-------------------------------------------------------------------------------|
| Név:                 | Niall Madden                                                                  |
| Cégnév:              | Esales Property Limited                                                       |
| Ország:              | United Kingdom                                                                |
| Experience since:    | 2002                                                                          |
| Szolgáltatás típusa: | Vásárlás vagy eladás                                                          |
| Specialties:         |                                                                               |
| Property Type:       | Apartments                                                                    |
| Telefon:             |                                                                               |
| Languages:           | English                                                                       |
| Weboldal:            | <a href="https://esalesinternational.com">https://esalesinternational.com</a> |

### Hirdetés részletei

|           |                |
|-----------|----------------|
| Ingatlan: | Eladó          |
| Ár:       | USD 146,204.01 |

### Elhelyezkedés

|               |                         |
|---------------|-------------------------|
| Ország:       | France                  |
| Cím:          | Prom. de l'Ancien Stade |
| Irányítószám: | 34440                   |
| Feladta:      | 2025. 08. 21.           |

Leírás:

2 Bedroom Leaseback House For Sale In Résidence Le Domaine d'Enserune France

Esales Property ID: es5554747

### Property Location

Résidence Le Domaine d'Enserune

Prom. de l'Ancien Stade, 34440 Colombiers, France

### Property Details

Leaseback Opportunity: A 2-Bedroom House in the Heart of Languedoc

Nestled in the picturesque landscape of southern France, this charming 2-bedroom leaseback house offers a unique and attractive investment opportunity within the secure Résidence Le Domaine d'Enserune. Operated by the reputable Vacancéole group, this property combines the tranquility of a countryside



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retreat with the convenience of a professionally managed residence. Set within a beautifully maintained garden, the complex provides a serene escape just a short distance from the region's most famous natural and historical sites. This is a chance to own a piece of French paradise, enjoy personal use of the property, and benefit from a steady rental income.

The residence itself is a haven of relaxation and leisure. At its heart lies a lovely outdoor swimming pool, which is open daily for residents and guests to enjoy. The property's commitment to well-being is further demonstrated by its fitness facilities, including a well-equipped fitness room for those who wish to stay active. For ultimate relaxation, a sauna and hammam are available upon request for an additional charge, providing a perfect way to unwind after a day of exploring the surrounding area. Free Wi-Fi is provided in each accommodation, ensuring you stay connected throughout your stay.

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## A House Designed for Comfort and Style

The house itself is built in the traditional Languedoc style, exuding a bright and welcoming atmosphere. It is meticulously designed and fully equipped to meet the needs of modern living. Inside, the home features a comfortable living space, complemented by a fully-equipped kitchen. This allows for the convenience of preparing your own meals, making it a perfect setup for both short getaways and longer stays. Each house is furnished with a TV and includes en suite facilities, providing a high degree of privacy and comfort for residents.

A standout feature of this property is the furnished terrace, which extends the living space outdoors and provides a perfect spot for al fresco dining or simply enjoying a glass of local wine in the evening. This seamless integration of indoor and outdoor living is a hallmark of the French lifestyle and a key selling point of this residence. The house's functional layout and attractive design make it a comfortable and appealing place to stay, which is a major draw for the tourists who will be renting it, thereby securing your investment.

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## A Prime Location for Exploration and Adventure

The residence's location is one of its greatest assets. It is situated near the iconic Canal du Midi, a UNESCO World Heritage Site known for its scenic beauty and tranquil atmosphere. The canal offers a wide range of activities, from leisurely boat rides to cycling and walking along its tree-lined paths. For beach lovers, the Mediterranean coast is a mere 20-minute drive away, providing easy access to sandy shores and a host of water sports, from windsurfing to sailing.

The area surrounding the residence is a veritable playground for outdoor enthusiasts. The diverse landscape of beaches and countryside is ideal for water sports, cycling, and hiking. Beyond the natural beauty, the region is steeped in history and culture. Nearby, you will find a treasure trove of historical towns, each with its own unique character. Béziers is known for its impressive cathedral and Roman heritage. Pézenas is a charming town famous for its artists and artisans. Narbonne is a historic city with a



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rich Roman past, and the stunning walled city of Carcassonne is a must-see. The proximity to these historic towns ensures that there is always something new and fascinating to explore.

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## The Benefits of a Leaseback Investment

A leaseback property offers a secure and low-maintenance way to own a home in France. Under this arrangement, the property is leased back to the management company, in this case, Vacancéole, for a set period. In return, the owner receives a guaranteed rental income, regardless of occupancy rates. The management company handles all the day-to-day operations, including maintenance, utilities, and marketing. This means you can enjoy the benefits of property ownership without any of the typical hassles.

Furthermore, owners are granted a certain amount of personal use of the property each year, allowing you to enjoy your holiday home without the stress of managing it. This unique model is particularly appealing to international buyers who want a second home in France but prefer a hands-off approach to management. This 2-bedroom house in Résidence Le Domaine d'Enserune represents a smart investment, offering a beautiful property in a fantastic location, with the financial security and peace of mind that a leaseback agreement provides. It is an ideal blend of lifestyle and investment.

## ABOUT THE AREA

The region of Languedoc, where the Résidence Le Domaine d'Enserune is situated, is a beautiful and culturally rich part of Southern France. The area is defined by its Mediterranean climate, extensive vineyards, and picturesque countryside. The landscape is a captivating mix of rolling hills, tranquil plains, and the iconic Canal du Midi, a UNESCO World Heritage Site that meanders through the region. This historic waterway offers a tranquil setting for boating, cycling, and walking, providing a perfect way to explore the area's natural beauty at a leisurely pace.

The residence's location offers a perfect balance between serene, rural living and access to vibrant coastal life. A mere 20-minute drive takes you to the stunning beaches of the Mediterranean, where you can enjoy swimming, sunbathing, and a variety of water sports. The coastal towns are lively and offer excellent seafood restaurants and bustling markets. This proximity to the sea is a major draw for both residents and tourists, providing a wide range of recreational options just a short car ride away.

For those interested in history and culture, the surrounding area is a treasure trove of historical towns. Béziers, with its impressive Saint-Nazaire Cathedral and Roman roots, is a major cultural center. The charming town of Pézenas is known for its beautiful architecture and a vibrant community of artists and artisans. Meanwhile, Narbonne boasts a rich Roman heritage, and the magnificent medieval walled city of Carcassonne is an absolute must-see, offering a fascinating journey back in time. These historic destinations are all easily accessible from the residence, making it an ideal base for cultural excursions.

The nearest international airport is Béziers Cap d'Agde Airport (BZR), which is just a 20-minute drive from the residence. This regional airport offers flights to several destinations, primarily in the UK and



Northern Europe, making it highly convenient for international travelers. For a wider range of flights, Montpellier-Méditerranée Airport (MPL) is about an hour's drive away, and Perpignan-Rivesaltes Airport (PGF) is roughly a 1.5-hour drive. Both of these airports offer a more extensive selection of domestic and international routes.

## MAiN FEATURES:

- \* 49m2 of living space
- \* 2 Bedrooms
- \* 1 Bathroom
- \* Stunning Views
- \* Private Parking
- \* Private Garden
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of France
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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## Gyakori

|                    |       |
|--------------------|-------|
| Hálósobák:         | 2     |
| Fürdőszobák:       | 1     |
| Kész négyzetméter: | 49 nm |

## Rental details

|            |     |
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| Furnished: | Yes |
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## Lease terms

Date Available:

## Contact information

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| IMLIX ID: | IX7.451.935 |
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