10 room, 270m2 House for sale in Roujan - 690 000 € *

Informazioni sull'Agente

Nome:	Patrick Gibbins
Nome della ditta:	Artaxa Immo Sarl
Nazione:	France
Experience since:	2008
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefono:	
Languages:	French
Sito web:	

Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 775,702.7

Posizione

Nazione:	France
Stato / Regione / Provincia:	Occitanie
Città:	Roujan
Cap:	34320
Pubblicato:	11/10/2026

Descrizione:

EXCEPTIONAL VILLA IN ROUJAN - 218 m2 | INDEPENDENT GÎTE | HEATED POOL | 1,690 m2 OF LAND

Discover this superb 218 m2 villa, built in 2001 and set on a magnificent 1,690 m2 plot, together with a fully independent 52 m2 gite.

A rare property combining generous living spaces, comfort, outdoor space, privacy and genuine rental potential.

THE MAIN VILLA - 218 m2

The house offers an ideal layout for a large family, with spacious and comfortable living areas:

- 5 bedrooms, including 2 on the ground floor

- Large kitchen

- Spacious living room

- Several living areas

- 2 bathrooms

- Heated 10 × 5 m swimming pool

- Heat pump

- Independent air conditioning

- Electric shutters

- Energy rating A (DPE)

- Garage

- 1,690 m2 of land

The heat-pump-heated swimming pool is a real asset, allowing you to fully enjoy the garden and entertain family and friends in a privileged setting.

A FULLY INDEPENDENT 52 m2 GÎTE

A major advantage of the property, the gite benefits from remarkable independence.

It comprises:

- 2 bedrooms

- Living room with fitted kitchen

- Air conditioning

- Private garden

- Jacuzzi

- Private independent entrance

- Independent vehicle access

- Separate private gate

The gite is separated from the main villa by a fence, ensuring excellent privacy for both the owners and occupants.

This configuration offers the possibility of developing a seasonal rental activity, while keeping the main living space completely private.

STRONG RENTAL POTENTIAL

With its 2 bedrooms, private garden, air conditioning and jacuzzi, the gite offers an estimated gross rental potential of €15,000 to €20,000 per year, depending on the season and occupancy rate.

It can also be used to accommodate family and friends or adapted according to the future owners' plans.

A PROPERTY WITH MULTIPLE POSSIBILITIES

Family villa + independent gite + separate private gate + heated pool + large plot + rental potential: a particularly sought-after combination.

Whether you are looking for a family home, an independent space for relatives or a property capable of generating additional income, this villa offers remarkable flexibility.

ROUJAN - VILLAGE LIVING WITH ALL AMENITIES

Roujan is a genuine village centre in the Avant-Monts, offering a commercial area, supermarket, local shops and numerous services. The commune also has a nursery school, primary school and College Boby Lapointe, as well as childcare and after-school services.

On a daily basis, residents also benefit from local shops, restaurants, bakeries, a pharmacy, healthcare professionals and other local services.

Ideally located between Pezenas and Beziers, Roujan also provides quick access to the A75 motorway, with Montpellier and the Mediterranean coast easily accessible.

AN EXCEPTIONAL PROPERTY, RARE IN THE AREA

218 m2 of living space + 52 m2 independent gite + 1,690 m2 of land + 10 × 5 m heated pool + separate access + rental potential.

A property offering space, comfort, privacy and numerous possibilities.

Contact us today to arrange a viewing and discover this exceptional 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.

Comune

Camere da letto:	7
Finito piedi quadrati:	270 mq
Dimensione del lotto:	1690 mq

Room details

Total rooms:	10
Indoor Features:	Fitted kitchen

Building details

Outdoor Amenities:	Pool

Lease terms

Date Available:	

Contact information

IMLIX ID:	IX9.077.052