



## 4 room, 75m2 House for sale in Roujan - 116 000 € \*



### Agent Info

|                   |                    |
|-------------------|--------------------|
| Naam:             | Patrick Gibbins    |
| Bedrijfsnaam:     | Artaxa Immo Sarl   |
| Mistlampen:       | France             |
| Experience since: | 2008               |
| Service Type:     | Selling a Property |
| Specialties:      |                    |
| Property Type:    | Apartments, Houses |
| Telefoon:         |                    |
| Languages:        | French             |
| Website:          |                    |

### Advertentie details

|                |             |
|----------------|-------------|
| Vastgoed voor: | Koop        |
| Prijs:         | EUR 116,000 |

### Locatie

|                             |            |
|-----------------------------|------------|
| Aanbevolen Auto Onderdelen: | France     |
| Staat/Regio/Pronvincie:     | Occitanie  |
| Plaats:                     | Roujan     |
| Postcode:                   | 34320      |
| Geplaatst:                  | 03-11-2025 |
| Omschrijving:               |            |

For Sale in Roujan - Real Estate Ensemble with Rental Potential

Located in a peaceful cul-de-sac just steps away from the center of Roujan, this property consists of two independent houses and a double garage of approximately 30 m2.

Main House - 50 m2

Ground Floor: Kitchen, shower room, and toilet

1st Floor: Cozy living room or bedroom depending on your needs

2nd Floor: Large bedroom + office or dressing room

Modern Comfort: Reversible air conditioning, double glazing

Secondary House - 25 m2

Ideal for a rental investment or as a guest space



Ground Floor: Kitchen and shower room with toilet

1st Floor: Bright large bedroom with balcony + small mezzanine

Double Glazing

Additional Benefits:

Two bicycle/storage garages

Quiet neighborhood

Close to amenities

Sold furnished

Renovations needed to modernize the ensemble to your taste

A great opportunity for a primary residence or rental income

Information on the risks to which this property is exposed is available on the website Georisques

Our Fee Schedule Sold furnished

\* 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.

## Algemeen

Slaapkamers: 2  
Afgewerkte vierkante meter: 75 m<sup>2</sup>

## Room details

Total rooms: 4

## Rental details

Furnished: Ja

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.788.018



# IMLIX

**IMLIX Vastgoedmarkt**  
<https://www.imlix.com/nl/>

