



10 room, 332m2 Character property for sale in Roujan - 740 000 € *



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:	USD 844,764.8

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Plaats:	Roujan
Postcode:	34320
Geplaatst:	08-07-2026
Omschrijving:	

A rare opportunity to acquire a unique property that perfectly combines an exceptional lifestyle with immediate and diversified rental income. Fully renovated to a high standard within the last five years, this estate offers approximately 430 m2 (4,630 sq ft) of usable space on an 865 m2 (9,310 sq ft) landscaped plot, complete with a swimming pool, multiple accommodation units, and significant development potential.

The main residence, offering approximately 200 m2 (2,150 sq ft) of living space, is designed for comfort, family living, and entertaining. The ground floor features a spacious open-plan living room, dining area, and kitchen, creating a bright and welcoming atmosphere. Large openings provide direct access to a stunning 70 m2 terrace, ideal for outdoor dining and relaxation. A practical laundry room completes this level.

On the first floor, the home offers four generous bedrooms and a family bathroom. The top floor is dedicated to an impressive 60 m2 master suite, flooded with natural light and providing a peaceful private retreat with beautiful open spaces beneath the roofline.

Outside, the property continues to impress with its 865 m2 garden, featuring a 4 x 8 meter swimming



pool and multiple outdoor living areas designed for enjoying the French lifestyle year-round.

Beyond its residential appeal, this property stands out as an outstanding investment opportunity with established rental income streams already in operation:

Two furnished studios, rented year-round, generating €500 and €550 per month respectively.

A premium Luxury Love Room, equipped with a high-end jacuzzi, double walk-in shower, large mirrors, and an ultra-comfortable queen-size bed, currently rented at €239 per night.

A charming one-bedroom holiday cottage (T2) of approximately 50 m2, rented at €180 per night.

The property also includes a 95 m2 barn, offering exceptional flexibility. Suitable for storage, professional use, or further development, it remains buildable and presents significant potential for expansion or additional revenue generation.

Extensive renovations have been completed within the past five years, including:

Roof refurbishment

Upgraded insulation

Complete electrical renovation

Acoustic and thermal double-glazed windows throughout

Air conditioning

High-quality wood-burning stove

The result is a property that combines charm, comfort, energy efficiency, and modern standards, with no major work required.

Key Features

Approximately 430 m2 of usable space

Main residence of approximately 200 m2

865 m2 landscaped garden

4 x 8 meter swimming pool

70 m2 terrace connected to the living areas



Five-bedroom main house including a 60 m2 master suite

Two furnished long-term rental studios

High-performing luxury Love Room business

One-bedroom holiday cottage

95 m2 buildable barn with development potential

Air conditioning and premium wood-burning stove

Comprehensive renovation completed within the last five years

Immediate rental income and strong growth potential

This is a unique opportunity to acquire a versatile property that offers both an exceptional family home and multiple income streams. Whether you are seeking a lifestyle investment, a hospitality business, or a high-yield real estate asset, this remarkable estate is ready to deliver from day one.

Viewings by appointment only. Full financial information and additional documentation available upon request.

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.

Algemeen

Slaapkamers:	7
Afgewerkte vierkante meter:	332 m ²
Lot Afmeting:	865 m ²

Room details

Total rooms:	10
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Building details

Outdoor Amenities:	Pool
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Rental details

Furnished:	Ja
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Lease terms

Date Available:

Contact information

IMLIX ID:

IX8.683.036

