



Charming Stone Village House With A Terrace And Gardens - Great Potential, Idyllic Setting.



Agent Info

Name:	Freddy Rueda
Company Name:	Freddy Rueda Sarl
Country:	France
Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Phone:	+33 (467) 363-428
Languages:	English, French
Website:	https://realestateoccitane.com

Listing details

Property for:	Sale
Price:	USD 360,599.2

Location

Country:	France
State/Region/Province:	Occitanie
City:	Roujan
ZIP code:	34320
Posted:	Jun 30, 2026

Description:

Small village with wine producers, 7 minutes from other villages such as Gabian (boulangerie, epicerie, weekly market) or Laurens (butcher, tabac). It is 15 minutes to Roujan, 25 minutes to Pezenas and Beziers and 40 minutes to the beaches of the Mediterranean and the airport of Beziers-Cap d'Agde.

In the heart of a picturesque village, and built entirely of stone, offering complete tranquility, discover this spacious, characterful house with 160 square metres of living space - a former wine producer's home, offering a wealth of possibilities. Whilst it is currently a family home, its layout would permit it to be divided into two independent dwellings. There are two main levels, the upper of which has two bedrooms and an enclosed garden, and the lower level also has two bedrooms with a pleasant terrace adjoining the kitchen space. So it is an ideal property for a family project (main residence plus accommodation for relatives) or an investment for seasonal rental (AirBnb). In addition, the house is sold with a separate garden in the woods bordering a stream, a true haven of peace: vegetable patch, relaxation area, siestas in the shade in summer: a rare and sought after natural space, just a five minute walk from the house.

Part A

Ground floor = Terrace of approx. 15 m² + 40 m² kitchen/living room (hob, electric oven, dishwasher,



fridge) with wood-burning stove and access to the terrace + 9 m2 study/bedroom + 14.4 m2 bedroom + 6 m2 shower room (shower, washbasin, toilet) with access to both the study and the bedroom.

Between Part A and Part B, a 14.3 m2 stone-floored hall leading to a 40 m2 workshop with the old wine vats (and street access).

Part B

Ground floor = 60 m2 garden + 11.3 m2 entrance hall + 30 m2 kitchen-diner (hob, electric oven, fridge) + bedroom of 29 m2 + 5 m2 shower room (washing machine connection, toilet, shower, washbasin) + bedroom of 9 m2 with ensuite shower room of 4 m2 (shower, washbasin, toilet) + access to a storage mezzanine (above the workshop).

Outside = Attractive terrace + 60 m2 garden adjoining the house + 30 m2 garden not adjoining the house at the front + private parking space + 406 m2 garden not adjoining the house (5-minute walk) .

Miscellaneous = Electric heating and wood-burning stove + well + pizza/bread oven + annual council tax of 775 Euros + estimated amount of annual energy consumption for standard use: between 1090 Euros and 1520 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + quiet location in the centre of the old village + no work required + some furniture to be negotiated + beautiful vaulted cellar under the house.

Price = 315.000 Euros (A real gem of a house!)

The prices are inclusive of agents fees (paid by the vendors). The notaire's fees have to be paid on top at the actual official rate. Information on the risks to which this property is exposed is available on the Georisks website: georisques.gouv.fr

Property Id : 87454

Property Size: 160 m2

Bedrooms: 4

Bathrooms: 3

Reference: FR349000EE

Other Features

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

With Land/Garden

Common



Bedrooms: 4
Bathrooms: 3
Finished sq. ft.: 160 sq m

Utility details

Heating: Yes

Lease terms

Date Available:

Contact information

IMLIX ID: IX8.655.300

