



## 5 room, 114m2 House for sale in Roujan - 385 000 € \*



### Informações do Revendedor

|                |                    |
|----------------|--------------------|
| Name:          | Patrick Gibbins    |
| Nome da        | Artaxa Immo Sarl   |
| Empresa:       |                    |
| País:          | França             |
| Experience     | 2008               |
| since:         |                    |
| Tipo de        | Selling a Property |
| Serviço:       |                    |
| Specialties:   |                    |
| Property Type: | Apartments, Houses |
| Telefone:      |                    |
| Languages:     | French             |
| Website:       |                    |

### Detalhes do anúncio

|               |                |
|---------------|----------------|
| Imóveis para: | Venda          |
| Preço:        | USD 451,720.09 |

### Localização

|                        |            |
|------------------------|------------|
| Country:               | França     |
| State/Region/Province: | Occitanie  |
| Cidade:                | Roujan     |
| CEP:                   | 34320      |
| Adicionado:            | 17/09/2025 |

Informação adicional:

For Sale - Bright Single-Storey Villa with Pool in Roujan

In a peaceful and sought-after environment, discover this beautiful single-storey villa offering 114 m2 of living space, set on a 691 m2 plot with a swimming pool - the perfect home for serene family life in the heart of the Mediterranean.

### Key Features:

- \* 4 bedrooms, including a master suite with private shower room
- \* Spacious living room with a modern, fully-equipped open kitchen
- \* Practical utility room + adjoining garage
- \* 2 shower rooms and 1 separate WC



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- \* Reversible air conditioning for year-round comfort

Outdoors:

- \* Pool to fully enjoy the sunny southern lifestyle
- \* Easy-to-maintain Mediterranean garden
- \* Large shaded terrace for al fresco dining and relaxation
- \* 2 garden sheds and a rainwater collection system
- \* Quiet and family-friendly residential area

This property combines modern comfort, functionality, and Mediterranean charm, just a few minutes from shops and services in Roujan.

An ideal villa to welcome your family and enjoy the southern climate all year round.

Contact us now to arrange a viewing.

Discover Roujan - A Hidden Gem in the South of France

Located in the heart of the Hérault department in the Occitanie region, Roujan is a picturesque and vibrant village that embodies all the charm of the south of France. Surrounded by vineyards and olive groves, Roujan offers a peaceful living environment, just a few kilometres from the Mediterranean Sea and historic towns such as Pezenas and Beziers.

This welcoming village charms visitors with its rich heritage, evident in its typical narrow streets, stone buildings and iconic sites such as the Chateau de Cassan. Despite its rural and tranquil atmosphere, Roujan has all the essential amenities: shops, supermarket, restaurants, pharmacy, school... An ideal setting for families, retirees or anyone looking for quality of life.

Nature and wine lovers will appreciate the proximity of the famous Languedoc vineyards, hiking trails and Mediterranean landscape. With its local markets, community events and strategic location close to the A75 and A9 motorways, Roujan perfectly combines authentic village life with modern comforts.

Whether you are looking for a main residence, a holiday home or an investment, Roujan is a rare opportunity in the sought-after south of France.

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.

## Comum

|                         |                    |
|-------------------------|--------------------|
| Quartos de dormir:      | 4                  |
| Pés quadrados acabados: | 114 m <sup>2</sup> |
| Tamanho do lote:        | 691 m <sup>2</sup> |

## Room details

|              |   |
|--------------|---|
| Total rooms: | 5 |
|--------------|---|

## Building details

|                    |      |
|--------------------|------|
| Outdoor Amenities: | Pool |
|--------------------|------|

## Lease terms

Date Available:

## Contact information

|           |             |
|-----------|-------------|
| IMLIX ID: | IX7.551.169 |
|-----------|-------------|

