

Ref: A39490DAL34

Price: 275 000 EUR

agency fees to be paid by the seller

Charming bright character home with beautiful original features, 5 bedrooms, two large terraces and garage













INFORMATION

Town: Roujan

Department: Hérault

Bed: 5

2 Bath:

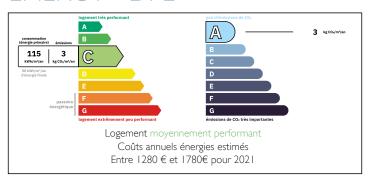
Floor: 185 m²

Plot Size: 55 m²

IN BRIEF

Charming Village Home in the Heart of Roujan. Discover this delightful character house perfectly positioned in the centre of Roujan, just steps from the beautiful 12th-century church and within easy reach of all village amenities. Set across three floors, the property offers generous living spaces and plenty of authentic charm. The ground floor features a welcoming entrance hall with access to the garage, ample storage, and the first terrace. On the first floor, you'll find a bright lounge, a fitted kitchen, dining room, bedroom/office, and a bathroom with WC, along with access to a second sunny terrace perfect for outdoor dining. The top floor includes four additional bedrooms, a utility area, and a shower room with WC, offering excellent flexibility for family living and guests. With its generous proportions, original features, and outdoor spaces, this home has...

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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LEGGETT

IMMOBILIER INTERNATIONAL

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LOCAL TAXES

Taxe foncière: 1750 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Nestled in the charming village of Roujan, just 15 minutes from the historic market town of Pézenas, this elegant three-storey home combines authentic period character with light-filled living spaces and a rare dual-aspect position.

Throughout the property, you'll find exquisite original features — including decorative floor tiles, moulded ceilings, fireplaces, and carved detailing — all contributing to its timeless appeal.

Upon entering the ground floor, you're greeted by an impressive wide staircase, a striking feature that immediately sets the tone for the rest of the home. The spacious entrance hall provides access to a large garage with electric doors, practical storage caves, and the rear terrace.

On the first floor, a bright hallway leads to four versatile rooms and a sunny terrace. To the left, a generous living room with full-length windows fills with natural light, while a bedroom or study offers flexible space for work or guests. The dining room, complete with built-in storage, flows seamlessly into the fitted kitchen, both opening directly onto the terrace — an ideal spot for outdoor dining and entertaining. A family bathroom with bath, sink, and WC completes this level.

The top floor features four spacious bedrooms, each with its own charm and character. One includes a small sink area, another a long utility room with attic access. The remaining bedrooms offer built-in storage niches, and a shower room with WC serves this floor.

Outside, the 30m² first-floor terrace provides a wonderful setting for relaxation and al fresco dining, naturally shaded as...