

## Renovated character house with garden, garage and high-end amenities



## INFORMATION

Town:	Roujan
Department:	Hérault
Bed:	6
Bath:	2
Floor:	135 m2
Plot Size:	360 m2

## IN BRIEF

Located in the heart of the charming, typical and dynamic village of Roujan, this fully renovated character house combines authenticity with modern comfort. It offers spacious rooms, natural light and high-quality fixtures and fittings.

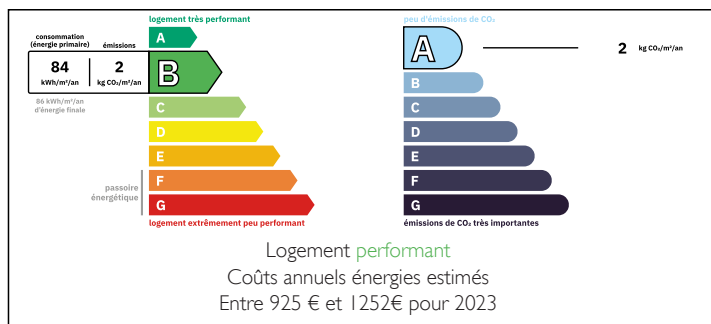
The ground floor comprises a fitted kitchen opening onto the living room and dining room with direct access to the terrace and garden, two bedrooms (one of which could be used as an office) and a separate toilet with wash-hand basin.

The upper floor is dedicated to sleeping area ; a bright landing leads to a master suite, 3 bedrooms, a shower room, a dressing room and a separate toilet.

On the 2nd floor, there is an attic for technical equipment.

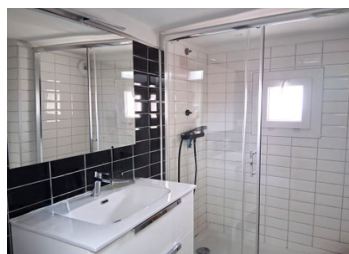
In the basement, there is a spacious garage of 70m2

## ENERGY - DPE



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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.



## DESCRIPTION

Located in the heart of the charming, typical and dynamic village of Roujan, this fully renovated character house combines authenticity and modern comfort. It offers spacious rooms, natural light and high-quality amenities.

The ground floor comprises a fitted kitchen opening onto the living room and dining room with direct access to the terrace and garden, two bedrooms, one of which could be used as an office, and a separate WC with wash- hand basin.

The upper floor is dedicated to the sleeping area; a very bright landing leads to a master suite, 3 bedrooms, a shower room, a dressing room and a separate WC.

There is an attic on the 2nd floor which houses all the technical equipment for the house (ventilation system, air conditioning ducts, etc.).

In the basement, there is a spacious garage of 70m<sup>2</sup> with an electric door, a large mezzanine and a wine cellar.

Electric cars can be charged using the solar panels. There is a laundry room in one of the lean-tos, which could be converted into a technical room for a future swimming pool.

This house also has a wooded garden and a large terrace for enjoying pleasant moments with family or friends.

There is potential for a vegetable garden, a swimming pool and a dedicated children's area.

The plus:

Completely renovated by an architect  
Lean-to with well and fireplace  
Land suitable for a swimming pool  
Double glazing and mosquito nets on the windows  
Ducted air conditioning  
300 L thermodynamic water heater

## LOCAL TAXES

**Taxe foncière: 1800 EUR**

**Taxe habitation: EUR**

## NOTES