



## Stunning 8 Bed Property Divided Into 2 Apartments For Sale in Roquebrun Hérault



### Agent Info

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### Listing details

Property for: Sale  
Price: EUR 795,000

### Location

Country: France  
State/Region/Province: Occitanie  
City: Roquebrun  
Address: 15/Avenue du Roc de L'estang,  
ZIP code: 34660  
Posted: Nov 18, 2024

### Description:

Stunning 8 Bed Property Divided Into 2 Apartments For Sale in Roquebrun Hérault France

Esales Property ID: es5553565

### Property Location

15/17 Avenue du Roc de L'estang,  
Roquebrun  
Hérault  
34460  
France  
Languedoc

### Property Details



With its glorious natural scenery, excellent climate, welcoming culture and excellent standards of living, France is quickly gaining a reputation as one of the most desirable places across the world to live or visit. On offer here is a chance to make a smart financial investment in this magnificent part of the world. On offer is the chance to invest in not one but two properties which could be a permanent residence or thriving Airbnb business.

Located at the foot of the River Orb, this old converted wine cellar has been tastefully renovated into 2 large apartments with independent terraces and separate garden. This offers a choice of possible options. The apartments of 5 and 3 bedrooms respectively can be used separately, having independent entrances, or used as one whole to accommodate large family gatherings or groups of friends, sleeping a maximum 20 people. Each apartment has very spacious living spaces, fully equipped kitchens and exceptional views of the river, the bridge, surrounding hills and the mill.

The garden space very near the river is a private area of 190 square metres which has tables, chairs brick built barbecue and garden room. This is a perfect space for outside dining, games or just relaxing with views over the river. There are two entrances one from the North and one from the south opposite the old mill.

The very large and spacious garage space, which is accessed from a side road, has connection into the property and offers lots of options or storage, workshop or further development. This is accessed via remote electric doors.

This stunning riverside property is within walking distance to several restaurants, bars and shops providing an excellent family escape to one of the most picturesque villages in France. Perfect for walking, cycling, swimming, Kayaking and other outdoor sports whilst only 45 minutes to stunning Mediterranean beaches and Beziers airport.

The village has all the basic shops needed and the area is suitable for exploring the Haut Languedoc. The river beach is only 1 minutes walk from the property and there are many areas to swim and dive within short distance. The river beach opposite the property which is very safe for young children and families. For those wanting more excitement there is the opportunity in the summer months to kayak locally or enjoy canyoning or mountain walking nearby as ways to enjoy the gorgeous scenery, making time for picnics on the way! The village of Roquebrun lies in the south west of France, between the mountains and rugged terrain of the Haut Languedoc with the outstanding vineyards on many of the hill slopes producing some excellent wines. Situated on the hilly banks of the River Orb, Roquebrun is a picturesque village, with a medieval tower quaint cobbled streets and old stone houses in the heart of the old village itself, and it is a perfect place to relax and enjoy the laid back atmosphere of this tranquil region. If you need big city resources though, you may want to head to Béziers, capital of the Hérault or Narbonne, Carcassonne and Montpellier within 90 minutes drive, while Spain and the Pyrenees are just over 2 hours away.

## ABOUT THE AREA

Roquebrun is a charming small town in an attractive setting on the River Orb, known locally as the Nice of Herault and most visited for its Mediterranean garden. You can enter the village by the arched bridge across the Orb, and then spend some time wandering uphill through the narrow streets, admiring the



houses which are happily not yet over-renovated.

In the centre of the village you see the main square with the Monument aux Morts. Continue up the steep streets and alleys to the top of Roquebrun: once upon a time a grand castle stood poised above the village but now all that remains of the castle is one solitary tower, La Tour de Guet Carolingienne.

You can also see the old moulins (mills) along the river side in Roquebrun, perhaps before hiring a canoe to explore the stretch of river around the town. There is a pleasant sandy beach next to the bridge which is a popular place in the summer.

Near Roquebrun there are two more villages in the area that we also recommend you visit at Minerve and Olargues. Both are listed among the most beautiful villages in France.

Situated in the South of France is the second-largest region in the country, Occitanie. Formed in 2016, Occitanie is composed of thirteen French departments, including the Aude, Hérault, Pyrénées-Orientales, Gard, from the former Languedoc region, and the Haute-Garonne, Gers – also called Gascony, the Tarn, Tarn et Garonne, Hautes-Pyrénées, Aveyron just to name a few departments from the former Midi Pyrénées region, each with it's own traditions, culture and history, each with it's own traditions, culture and history.

Occitanie benefits from a variety of the most contrasting and beautiful landscapes – with the picturesque sandy beaches lapped by the warm Mediterranean Sea in the east, and mountainous, rocky landscapes further to the west – there is something for everyone.

Occitanie offers a fantastic setting for those with a passion for the outdoors – from skiing to bike rides; hiking to natural spas; rafting to paragliding – the region has it all. There is a heavy interest for golf Occitanie with a variety of courses to suit players at all levels.

#### MAiN FEATURES:

- 850m<sup>2</sup> of living space
- 310m<sup>2</sup> land plot
- 8 Bedrooms
- 6 Bathrooms
- Stunning Views
- Private Parking
- Private Garden
- Close to essential amenities like such as supermarkets and pharmacies
- Close to many excellent bars and restaurants
- Great base from which to discover other fantastic areas of France
- Many excellent sports facilities, walking and cycling areas nearby
- Rental Potential through Airbnb and Booking.com

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## **Common**

Bedrooms: 8  
Bathrooms: 6  
Finished sq. ft.: 850 sq m

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX6.400.057

