

5 bedroom house for sale

Country House For Sale



Price: €530,000

Bedrooms: 5

Bathrooms: -

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Alignan-du-Vent Languedoc-
Roussillon

With five bedrooms, a study, a formal living room as well as the kitchen / dining area, large terrace and a vast garage space it has been much loved as a family home but the children have now moved out so it is time to find new owners.

Whilst very comfortable at present, the potential is enormous either as a large family home or chambre d'hote (B&B). The layout allows for a private area for the owners plus a separate area for guests. The bedrooms are large enough to allow for the addition of ensuite bathrooms and dressing rooms and the attic could become a further bedroom with ensuite. It just needs your personal touch to the interiors. There is also a further room on the ground floor of 50m² with its own entrance that could become an independent studio or office. The terrace space could be enlarged or a suspended pool added.

Alignan du Vent is a popular yet calm village with all the necessary shops - bakery, pharmacy, cafe/brasserie / pizza restaurant and a small butchers / grocers. It is just ten minutes from historic Pezenas with its wine bars, cafes, shops and galleries.

The garage offers parking for 5 cars and various storage areas. The house is slightly set back from the street with a small garden of 90m² at the front of the house.

Ground floor:

Garage & storage: approx 200 sqm.

Room with independent access 50m²

Entrance 14m².

First floor

Kitchen 5m x 5.3m = 26.5m²

Dining room 5m x 5m = 25m²

Study 4m x 4.4m = 17.6m²

Formal living room 7m x 4.9m = 34.3m².

Master bedroom 1 7.10m x 4.6m = 32.66m² with built in wardrobe of 2.4m².

Ensuite (two way) bathroom 3.2m x 2.1m = 6.72m²

Hallway 2.1m x 9.5m = 19.95m²

First floor terraces

Dining room terrace: 4.3m x 3.5m = 15.05m².

Kitchen terrace 6.8m x 5.5m = 37.4m² plus 4.3m x 3.55m = 15.265m².

Second Floor

Bedroom 2 4m x 4.5m = 18m² + wardrobe of 1.9m²

Bedroom 3: 7m x 4.9m = 34.3m²

Bedroom 4: 7.1m x 4.6m = 32.66m² + wardrobe of 1.4m²

Bedroom 5: 5m x 4.8m = 24m² + wardrobe of 1.4m²

Shower room: 2m x 2.1m = 4.2m²

Attic 33.6m² with a window + loft space 80m².

Hallway 2.04 x 9.6m = 19.584m².

Agency commission included in the advertised price and payable by the sellers.

