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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 50m<sup>2</sup> 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 90m<sup>2</sup> at the front of the house.

**Ground floor:**

Garage & storage: approx 200 sqm.

Room with independent access 50m<sup>2</sup>

Entrance 14m<sup>2</sup>.

**First floor**

Kitchen 5m x 5.3m = 26.5m<sup>2</sup>

Dining room 5m x 5m = 25m<sup>2</sup>

Study 4m x 4.4m = 17.6m<sup>2</sup>

Formal living room 7m x 4.9m = 34.3m<sup>2</sup>.

Master bedroom 1 7.10m x 4.6m = 32.66m<sup>2</sup> with built in wardrobe of 2.4m<sup>2</sup>.

Ensuite (two way) bathroom 3.2m x 2.1m = 6.72m<sup>2</sup>

Hallway 2.1m x 9.5m = 19.95m<sup>2</sup>

First floor terraces

Dining room terrace: 4.3m x 3.5m = 15.05m<sup>2</sup>.

Kitchen terrace 6.8m x 5.5m = 37.4m<sup>2</sup> plus 4.3m x 3.55m = 15.26m<sup>2</sup>.

Second Floor

Bedroom 2 4m x 4.5m = 18m<sup>2</sup> + wardrobe of 1.9m<sup>2</sup>

Bedroom 3: 7m x 4.9m = 34.3m<sup>2</sup>

Bedroom 4: 7.1m x 4.6m = 32.66m<sup>2</sup> + wardrobe of 1.4m<sup>2</sup>

Bedroom 5: 5m x 4.8m = 24m<sup>2</sup> + wardrobe of 1.4m<sup>2</sup>

Shower room: 2m x 2.1m = 4.2m<sup>2</sup>

Attic 33.6m<sup>2</sup> with a window + loft space 80m<sup>2</sup>.

Hallway 2.04 x 9.6m = 19.58m<sup>2</sup>.

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

