

5 bedroom house for sale

Country House For Sale

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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'hôte (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 50m²Entrance 14m².

First floor

Kitchen 5m x 5.3m = 26.5m²Dining room 5m x 5.2m = 26m²Study 4m x 4.4m = 17.6m²Formal living room 7m x 4.9m = 30.3m².Master bedroom 1 7.10m x 4.6m = 30.3m² with built in wardrobe of 2.4m².

Ensuite (two way) bathroom $3.2\text{m} \times 2.1\text{m} = 6.7\text{m}^2$

Hallway $2.1\text{m} \times 9.5\text{m} = 20\text{m}^2$

First floor terraces

Dining room terrace: $4.3\text{m} \times 3.5\text{m} = 15\text{m}^2$.

Kitchen terrace $6.8\text{m} \times 5.5\text{m} = 37.4\text{m}^2$ plus $4.3\text{m} \times 3.55\text{m} = 15\text{m}^2$.

Second Floor

Bedroom 2 $4\text{m} \times 4.5\text{m} = 18\text{m}^2$ + wardrobe of 1.9m^2

Bedroom 3: $7\text{m} \times 4.9\text{m} = 30.3\text{m}^2$

Bedroom 4: $7.1\text{m} \times 4.6\text{m} = 30.3\text{m}^2$ + wardrobe of 1.4m^2

Bedroom 5: $5\text{m} \times 4.8\text{m} = 24.5\text{m}^2$ + wardrobe of 1.4m^2

Shower room: $2\text{m} \times 2.1\text{m} = 4.2\text{m}^2$

Attic 33.6m^2 with a window + loft space 80m^2 .

Hallway $2.04\text{m} \times 9.6\text{m} = 19.5\text{m}^2$.

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

