



## 4 room, 78m2 Village house for sale in Alignan du vent - 70 000 € \*



### Info Agente

Nombre:	Patrick Gibbins
Nombre empresa:	Artaxa Immo Sarl
País:	Francia
Experiencia since:	2008
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Teléfono:	
Languages:	French
Sitio web:	

### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 80,656.35

### Ubicación

País:	Francia
Estado/Región/Provincia:	Occitanie
Código postal:	34290
Publicado:	17/06/2025

### Descripción:

An ancient village house (72m2 + 48m2 attic + 22m2 cave), located in the heart of the historic French village of Alignan du Vent, exudes timeless character. Built centuries ago, the house is constructed of thick, weathered stone with a slightly uneven facade, testifying to its age. The front of the house opens directly onto a narrow street, typical of old French villages, with no garden or courtyard, emphasizing its central location.

The entrance is marked by a sturdy wooden door, opening through to the cave/garage that is suitable for a motorbike and storage.

Inside, the house is a labyrinth of cozy rooms. The first floor features a combined cuisine and salon area, where there is a stone fireplace. The kitchen is basic and functional, with a small dining area. You will find the bathroom and toilet on this floor.

on the upper floor there are two/three bedrooms/salon on the second floor with a traditional block stone wall, giving a warm and inviting feel. The windows in each room are double glazed, providing enough light while maintaining a cozy, enclosed atmosphere.



Above, the attic space is accessible by a staircase. Though it is unrefined, with exposed rafters and old wooden flooring, it offers potential for even further living accommodation and storage. The house, though without an outdoor space, makes up for it with its central location, surrounded by the village's charming streets, markets, and local cafes, allowing the vibrant village life to flow right up to its doorstep.

A great future holiday home or investment for its rental opportunities.

Information on the risks to which this property is exposed is available on the website Georisques

## Our Fee Schedule

\* Agency fee : Agency fee included in the price and paid by seller.

(2) Monthly payment from. A credit commits you and must be repaid. Check your borrowing abilities before you commit.

### Común

Dormitorios: 3  
Pies cuadrados terminados: 78 m2

### Room details

Total rooms: 4

### Lease terms

Date Available:

### Contact information

IMLIX ID: IX7.188.753

