



## Immaculate Villa with Independent GUest Gite and Pool



### Ügynök információ

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Experience since:	
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
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### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 686,826.13

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Occitanie
Város:	Alignan-du-Vent
Irányítószám:	34290
Feladta:	2025. 07. 24.
Leírás:	

Beautiful single-storey villa with 180 m2 living space, including a 60 m2 self-contained guest gite, set in 751 m2 of land with swimming pool and open views over the village. The property is in excellent condition, with the main house offering 3/4 bedrooms and no work required. The garden is perfectly maintained, and the property offers great potential for seasonal or year-round rental. A must see property.

- Location: Village with all amenities 5 minutes from Servian, 15 minutes from Pezenas and the motorway, 25 minutes from the beaches.

### MAIN HOUSE:

- Ground floor: Entrance into 70 m2 living room/kitchen with wood-burning stove (wall and floor units, hob, electric oven, dishwasher, hood), 3 bedrooms of 12 m2, 11 m2 and 10 m2 with built-in wardrobes, 9.7 m2 dressing room (former bedroom), WC, 8.5 m2 shower room (walk-in shower, 2 basins).

### GUEST GITE:

- Interior: 18 m2 living room with 13 m2 mezzanine sleeping area and storage space, 23 m2 fitted kitchen/dining room, 6.5 m2 shower room (basin, walk-in shower, WC), access to a private terrace.



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- Outside: Beautiful garden with 2 wells and 3x4m chlorine pool, lovely views, very nice tiled terrace, summer kitchen with work surface, barbecue area and oven, outdoor bar, shower, garden shed used as a workshop.

- Miscellaneous: Very healthy house in immaculate condition, very pleasant village, reversible air conditioning and wood burner, self-consuming solar panels (4KW), 1600 Euros property tax, 2 wells with integrated watering system, guest gite rented seasonally 600 Euros/week.

Very nice property with lovely views.

The prices are inclusive of agents fees (paid by the vendors).

The notaire's fees have to be paid on top at the actual official rate.

#### Other Features

Property Size: 180 m<sup>2</sup>

Property Lot Size: 751 m<sup>2</sup>

Bedrooms: 4

Bathrooms: 2

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

The department of Hérault is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrénées-Orientales, Ariège, Tarn and Aude departments.

Widely regarded as possibly the most dynamic department in Languedoc Roussillon with Montpellier as its capital and the popular seaside resorts of Sète and Grande Motte bringing in millions of tourists every summer, the Hérault department is certainly busy and growing.

But despite all the activity along the coast, the interior of Hérault is as beautiful and unspoiled as it has always been. The Hérault countryside is glorious, driving away from the coast into the foothills of the Black Mountains you can get lost in an ocean of vines.

Villages in the department of Hérault are incredibly pretty. Roquebrun is stunning, with its bridge and old water mill on the river Orb. St Guilhem-le-Desert is also beautiful - and one of Languedoc's top tourist spots.

Hérault is also a favourite of Brits looking to move to the area. Pezenas and Lodeve are both popular towns - Pezenas used to be the region's capital and is becoming quite chic.



In short - the department combines beautiful countryside with the buzz and glamour of a major city (Montpellier).

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

## Gyakori

Hálósobák:	4
Fürdőszobák:	2
Telekméret:	751 nm

## Room details

Indoor Features:	Fitted kitchen
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## Utility details

Heating:	Yes
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## Building details

Outdoor Amenities:	Pool
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## Lease terms

Date Available:	
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## Contact information

IMLIX ID:	IX7.350.743
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# IMLIX

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