



## Large Detached Villa With Swimming Pool



### Agent Info

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### Listing details

Property for: Sale  
Price: USD 584,613.57

### Location

Country: France  
State/Region/Province: Occitanie  
City: Alignan-du-Vent  
ZIP code: 34290  
Posted: Dec 02, 2025

### Description:

Large single-storey villa offering about 140 m<sup>2</sup> of living space, set on 1000 m<sup>2</sup> of land with a swimming pool. The house comprises an 85 m<sup>2</sup> section with two bedrooms and a bathroom, and a second section of approximately 55 m<sup>2</sup>, a former garage that has been converted into three bedrooms, including a master suite.

The garden, which is very easy to maintain, has a 35 m<sup>2</sup> annex that could be converted into a summer kitchen, ideally located opposite a lovely swimming pool with a jacuzzi area.

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

- Interior: Entrance hall leading to a 45 m<sup>2</sup> living room/kitchen (wall and base units, hob, electric oven, dishwasher, combination microwave oven, extractor hood), 2 bedrooms of 12 m<sup>2</sup> and 12.7 m<sup>2</sup> with built-in cupboards, WC, 4.7 m<sup>2</sup> bathroom (washbasin and bathtub), 3.8 m<sup>2</sup> hall, 2 bedrooms of 11.5 m<sup>2</sup> and 9 m<sup>2</sup>, 5.3 m<sup>2</sup> study, 1.5 m<sup>2</sup> hall, 10 m<sup>2</sup> en-suite bedroom with 2 m<sup>2</sup> dressing room and 2.2 m<sup>2</sup> shower room (shower and washbasin).



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- Outside: Easy-care garden with large terrace and 8x6 m kidney-shaped swimming pool and Jacuzzi area, 35 m2 annex ideal for a summer kitchen, wooden terrace in front of one of the bedrooms.

- Miscellaneous: Reversible air conditioning, very pleasant village, property tax of around 1800 Euros, possibility of easily setting up a business as it is a residential artisans district.

Ideal for a large family.

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: 140 m2

Property Lot Size: 1,000 m2

Bedrooms: 5

Bathrooms: 2

Immediately Habitable

Latest properties

Outside space

Rental Potential

Swimming Pool

Terrace

With Land/Garden

The department of Herault is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrenees-Orientales, Ariege, 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 Sete and Grande Motte bringing in millions of tourists every summer, the Herault department is certainly busy and growing.

But despite all the activity along the coast, the interior of Herault is as beautiful and unspoiled as it has always been. The Herault 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 Herault 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.

Herault 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).



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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)

### Common

Bedrooms:	5
Bathrooms:	2
Lot Size:	1000 sq m

### Building details

Outdoor Amenities:	Pool
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### Lease terms

Date Available:

### Contact information

IMLIX ID:	IX7.984.556
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