



## Beautiful Provencal Style Villa With 5 Bedrooms On A 718 M2 Plot With Several Terraces And Pool, In A Quiet Location



### Agenten-Info

Name:	ArKadia
Name der	
Firma:	
Land:	Vereinigtes Königreich
Telefon:	
Sprachen:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	EUR 529,200

### Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Stadt:	Alignan-du-Vent
Postleitzahl:	34290
Veröffentlicht:	23.06.2024

### Beschreibung:

Dynamic village with all shops, located at 15 minutes from Beziers, 15 minutes from Pezenas and 20 minutes from the beach !

Beautiful provencal style villa (4 faces, built in 2007) with a living space of 175 m2 offering 5 bedrooms, 2 bath/shower rooms, an office, a spacious living area with fully equipped open kitchen, a garage, on a land of 718 m2 with a pool and several terraces ! In a quiet location ! In perfect condition !

Ground = Large entrance of 7.50 m2 + spacious living room of about 67 m2 comprising lounge/dining and fully open equipped kitchen (beautiful Italian kitchen with lower and higher units, electric oven, built-in fridge, induction hob, hood, dish washer, sink) + bedroom of 13.17 m2 (cupboards) + shower room of 8 m2 (shower, basin unit, towel dryer) + WC of 0.90 m2 + access to the garage of 28 m2 (electric gate).

1st = Corridor of 7.50 m2 + WC of 0.90 m2 + bathroom of 8.40 m2 (shower, bath, double basin unit, towel dryer) + bedroom of 16.23 m2 with cupboard and french windows on terrace + bedroom of 13.67 m2 (cupboard and access to terrace) + bedroom of 13.68 m2 with en suite walk-in dressing area of 13.24 m2 and access to the terrace + office of 5.47 m2.



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Exterior = Superb land of 718 m<sup>2</sup> with nice pool (salted/8x4m/with a nice seating area with waterfall cascade) + covered terrace of 40 m<sup>2</sup> + south-facing terrace of 40 m<sup>2</sup> (on the bedrooms level)+ several parking places in the alley and a parking place at the front.

Extras = Built in 2007, in perfect condition + reversible air conditioning + double glazing + electric rolling shutters + tiled floor + main sewage + annual property tax about 2000€ + estimated amount of annual energy consumption for standard use: between 960 € and 1390 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions).

Price = 529.200 € (In perfect condition ! Very spacious !)

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. Information on the risks to which this property is exposed is available on the Georisks website: [georisques.gouv.fr](http://georisques.gouv.fr)

Property Id : 54290

Property Size: 175 m<sup>2</sup>

Property Lot Size: 718 m<sup>2</sup>

Bedrooms: 5

Bathrooms: 3

Reference: SP529200E

## Other Features

Immediately Habitable

Latest properties

Near the coast

Outside space

Private parking/Garage

Swimming Pool

Terrace

With Land/Garden

## Allgemein

Schlafzimmer: 5

Badezimmer: 3

Grundstücksgröße: 718 m<sup>2</sup>

## Gebäudedetails

Parkplatz: Ja

Anzahl der Garagen: 1

Außen-Ausstattung: Pool

## Mietbedingungen



Verfügbar ab:

## **Zusätzliche Informationen**

URL der Website: [http://www.arkadia.com/PFYR-T185808/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/PFYR-T185808/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Kontaktinformation**

IMLIX ID: 144-sp529200e

