



## 4 room, 78m2 Village house for sale in Alignan du vent - 75 000 € \*



### Information de l'agent

Nom:	Patrick Gibbins
Nom de compagnie:	Artaxa Immo Sarl
Pays:	France
Expérience since:	2008
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Téléphone:	
Languages:	French
Site web:	

### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 75,000

### Location

Pays:	France
État/Région/Province:	Occitanie
Indicatif régional:	34290
Soumis:	17/02/2025

### Description:

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 accomodation 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.

### Commun

Chambres: 3  
Pied carré fini: 78 m<sup>2</sup>

### Room details

Total rooms: 4

### Lease terms

Date Available:

### Contact information

IMLIX ID: IX6.655.609

