



## Condo/Apartment 2 bedroom(s) for sale



### Agent Info

Naam:	Patrick Gibbins
Bedrijfsnaam:	Artaxa Immo Sarl
Mistlampen:	France
Experience since:	2008
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefoon:	
Languages:	French
Website:	

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 297,001.73

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Plaats:	Alignan-du-Vent
Postcode:	34320
Geplaatst:	17-06-2024

### Omschrijving:

\*A charming 2 bedroom, 2 bathroom apartment with gardens on an exclusive 15th-century estate near Pezenas.

There is a total living area of 75m<sup>2</sup> with an open plan salon/kitchen with character features, 2 great sized bedrooms, 2 bathrooms (one ensuite). The terraced garden is private and there is use of the lovely shared gardens with 2 large swimming pools and parking for the use of the owners.

An ideal second home with a great rental capacity. Situated in the Hérault countryside, surrounded by vineyards situated just 5 minutes from the A75 and 10 minutes from the A9. It is 5 minutes from the historic and cultural town of Pezenas, and only 40 minutes from Montpellier.

A great opportunity for property investment, don't miss it!

Legal Mentions (in French) : Honoraires a la charge du vendeur.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Georisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr) .

Gebouwd:	1300
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### Algemeen

Slaapkamers:	2
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Badkamers: 2  
1/2 baths: 2  
Afgewerkte vierkante meter: 75 m<sup>2</sup>  
Lot Afmeting: 15 m<sup>2</sup>

### **Room details**

Total rooms: 3

### **Building details**

Number of Off Road Parking: 1  
Outdoor Amenities: Pool

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX5.835.308

