



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



### Agent Info

Name:	ArKadia
Company Name:	
Country:	United Kingdom
Phone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for:	Sale
Price:	EUR 529,200

### Location

Country:	France
State/Region/Province:	Occitanie
City:	Alignan-du-Vent
ZIP code:	34290
Posted:	Jun 23, 2024

### Description:

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 m2 with nice pool (salted/8x4m/with a nice seating area with waterfall cascade) + covered terrace of 40 m2 + south-facing terrace of 40 m2 (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 m2  
Property Lot Size: 718 m2  
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

### Common

Bedrooms:	5
Bathrooms:	3
Lot Size:	718 sq m

### Building details

Parking:	Yes
Number of Garages:	1
Outdoor Amenities:	Pool

### Lease terms



Date Available:

## **Additional information**

Website URL: [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)

## **Contact information**

IMLIX ID: 144-sp529200e

