5 bedroom house for sale	Country House For Sale

Price: €530,000
Bedrooms: 5
Bathrooms: -
M2 Living: -
M2 Plot: -
M2 Terrace: -
Address: Alignan-du-Vent Languedoc-Roussillon

With five bedrooms, a study, a formal living room as well as the kitchen / dining area, large terrace and a vast garage space it has been much loved as a family home but the children have now moved out so it is time to find new owners.

Whilst very comfortable at present, the potential is enormous either as a large family home or chambre d'hote (B&B). The layout allows for a private area for the owners plus a separate area for guests. The bedrooms are large enough to allow for the addition of ensuite bathrooms and dressing rooms and the attic could become a further bedroom with ensuite. It just needs your personal touch to the interiors.
There is also a further room on the ground floor of 50m2 with its own entrance that could become an independent studio or office. The terrace space could be enlarged or a suspended pool added.

Alignan du Vent is a popular yet calm village with all the necessary shops - bakery, pharmacy, cafe/brasserie / pizza restaurant and a small butchers / grocers. It is just ten minutes from historic Pezenas with its wine bars, cafes, shops and galleries.

The garage offers parking for 5 cars and various storage areas. The house is slightly set back from the street with a small garden of 90m2 at the front of the house.

Ground floor:
Garage & storage: approx 200 sqm.
Room with independent access 50m2
Entrance 14m2.

First floor
Kitchen 5m x 5.3m = 26.5m2

Dining room 5mx 5m20 = 26m2
Study 4m x 4.4m = 17.6m2
Formal living room 7m x 4.9m = 30.3m2.
Master bedroom 1 7.10m x 4.6m = 30.3m2 with built in wardrobe of 2.4m2.
Ensuite (two way) bathroom 3.2m x 2.1m =6.7m2
Hallway 2.1m x 9.5m = 20m2

First floor terraces
Dining room terrace: 4.3m x 3.5m = 15m2.
Kitchen terrace 6.8m x 5.5m = 37.4m2 plus 4.3m x 3.55m = 15m2.
Second Floor
Bedroom 2 4m x 4.5m = 18m2 + wardrobe of 1.9m2
Bedroom 3: 7m x 4.9m = 30.3m2
Bedroom 4: 7.1m x 4.6m =30.3m + wardrobe of 1.4m2
Bedroom 5: 5m x 4.8m = 24.5m2 + wardrobe of 1.4m2
Shower room: 2m x 2.1m = 4.2m2
Attic 33.6m2 with a window + loft space 80m2.
Hallway 2.04 x 9.6m = 19.5m2.

Agency commission included in the advertised price and payable by the sellers.